

Zoning Ordinance



Adrian Charter Township Lenawee County, Michigan

Prepared By:
Adrian Charter Township Planning Commission

With Assistance From:
Region 2 Planning Commission

ZONING ORDINANCE

ADRIAN TOWNSHIP

Lenawee County, Michigan

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AN ORDINANCE:

- A. To establish districts or zones within the unincorporated portions of the Township of Adrian, Lenawee County, State of Michigan, within districts given forms of land utilization, that is: trade, residence, recreation, agriculture, forestry, soil conservation and water supply conservation shall be encouraged, and the use of natural resources, buildings and structures, shall be regulated and restricted;
- B. To designate the trades and industries that shall be permitted or excluded or subject to special regulations within such districts;
- C. To regulate and restrict within such districts the location of trades, industries, and the location of buildings hereafter erected and the area of yards, courts and other open spaces;
- D. To regulate within such districts the uses for which buildings or structures shall or shall not be erected or altered;
- E. To regulate the maximum number of families which may be housed in dwellings hereafter erected or altered within such districts;
- F. To provide for the administration of this Ordinance, and to provide penalties for the violations thereof;
- G. To provide for the collection of building permit fees;
- H. To provide for a Board of Appeals and its duties and powers.

THE TOWNSHIP BOARD OF ADRIAN TOWNSHIP OF THE COUNTY OF LENAWEЕ,
STATE OF MICHIGAN, ORDAINS AS FOLLOWS:

ARTICLE 1
TITLE

1.00 This Ordinance shall be known and cited as the Adrian Township Zoning Ordinance.

ARTICLE 2
PURPOSE

2.00 The comprehensive plan of this Ordinance is:

- A. To promote public safety, health, morals, comfort, convenience, prosperity and general welfare, through regulation and restrictions that provide for the orderly and wholesome development of the Township;
- B. To facilitate adequate provisions for agriculture, soil conservation, trade, industry, residence, housing, light, air, water supply and water supply conservation, forestry, sewage disposal, education, recreation and recreational areas, transportation, safety in traffic, vehicular parking, public hearings and other public requirements;
- C. To insure less congestion on the public streets and to encourage the safety that occurs in regulated community development;
- D. To prevent the overcrowding and improper utilization of land and buildings and undue congestion of population;
- E. To conserve life, property and natural resources and the expenditure of public funds for public improvement and services to conform with the most adaptable uses of land, resources and properties.

In order to more effectively protect and promote the public health, safety and welfare, and to accomplish the aims and purposes of this Ordinance, the unincorporated portion of the Township of Adrian is divided into Districts of such number, shape, kind and area and of such common unity of purpose, adaptability or use that are deemed most suitable to insure the best use by the community in general and with reasonable consideration, among other things, to the character of

the district, its peculiar suitability for particular uses, the conservation of property values and natural resources and the general trend and character of land, buildings and population development; and by further regulations to limit the location, use and occupancy of buildings, structures and lands to be used for trade, industry, residence, agriculture, recreation or other purposes and also the height, area and bulk of buildings and other structures including the size of parcels, setbacks, sizes of yards and other open spaces.

ARTICLE 3
DEFINITIONS

3.00 For the purpose of this Ordinance, certain terms used are herewith defined. When not inconsistent with the context, words used in the singular number include the plural number, and words in the plural number include the singular number. The word "shall" is always mandatory and not merely directory.

3.01 Accessory Building.

A building or structure on the same lot, or part of the main building occupied by or devoted exclusively to an accessory use.

3.02 Accessory Use.

A use naturally and normally incidental to, subordinate to, and devoted exclusively to the main use of the land or buildings.

3.03 Alley.

A public thoroughfare or way not more than thirty (30) feet wide and which affords only a secondary means of access to abutting property.

3.04 Altered.

Any change in the supporting members of a building such as bearing walls, columns, posts, beams, girders, and similar components.

3.05 Automobile (Travel) Trailer.

Any house car, house trailer, trailer coach, or similar vehicle used or so constructed as to permit its being used as a conveyance upon the streets or highways and duly licensable as such, and shall include self-propelled vehicles so designed, constructed, or added to by means of accessories in such manner as will permit the occupation thereof as a dwelling or sleeping place of one (1) or more persons, and having no foundation other than wheels or jacks.

3.06 Basement and Cellar.

A. A cellar is that portion of a building partly below the average grade but so located that the vertical distance from grade to the floor is not greater than the vertical distance from the grade to the ceiling.

- B. A basement is that portion of a building partly below grade but so located that the vertical distance from the grade to the floor is greater than the vertical distance from the grade to the ceiling.

3.07 Bed and Breakfast

A private residence with sleeping accommodations for paying guests in a dwelling having five (5) or fewer guest bedrooms and where the property owner also lives in the residence.

3.08 Building.

An independent structure having a roof supported by columns or walls resting on its own load bearing foundation.

3.09 Building, Height of.

The vertical distance from the established grade at the center of the front of the building, to the highest point of the roof surface if a flat roof, to the deck line of mansard roofs, and to the mean height level between eaves and ridge for gables, hip and gambrel roofs.

3.10 Conditional Use.

A use which is subject to the conditional approval by the Planning Commission. A conditional use may be granted only where there is specific provisions in this Ordinance. A conditional use is not considered to be a non-conforming use.

3.11 Day Care Facility.

A facility for the care of children under 18 years of age, as licensed and regulated by the State under Public Act 116 of 1973 and the associated rules of the Family Independence Agency. Such facilities are further defined as follows:

1. Family day care home means a private home in which one but not more than 6 minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian. It includes a home that gives care to an unrelated child for more than 4 weeks during a calendar year.
2. Group day care home means a private home in which more than 6 but not more than 12 children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian. It includes a home that gives care to an unrelated child for more than 4 weeks during a calendar year.

3. Child care center means a facility, other than a private residence, receiving more than 6 children for group care for periods of less than 24 hours a day.

3.12 Dish Antenna.

An earth based station, the purpose of which is to receive communications or other signals from orbiting satellites or other extra-terrestrial sources, together with other equipment related to such purposes.

3.13 District.

A part or parts of the unincorporated area of Adrian Township for which the zoning regulations are prescribed.

3.14 Dwelling.

Any building or part thereof, occupied as the home, residence or sleeping place of one or more persons either permanently or transiently except automobile trailers (Section 3.05).

1. Dwelling, One-Family

A dwelling occupied by but one (1) family, and so designed and arranged as to provide living, cooking and kitchen accommodations for one (1) family only.

2. Dwelling, Two-Family

A dwelling occupied by but two (2) families and so designed and arranged as to provide living, cooking and kitchen accommodations for two (2) families only.

3. Dwelling, Multiple Family

A building containing more than two (2) dwelling units.

3.15 (Reserved for future use)

3.16 (Reserved for future use)

3.17 Erected.

Includes built, constructed, reconstructed, moved upon, or any physical operations on the land required for the building. Excavations, fill, drainage, and the like shall be considered a part of erection.

3.18 Essential Services.

The term "essential services" shall mean the erection, construction, alteration or maintenance by public utilities or municipal departments, or commissions, of underground or overhead, gas, electrical, steam or water transmission or distribution systems, collections, communication, supply or disposal systems, including poles, wires, drain sewers, pipes, conduit, cables, fire alarm boxes, police call boxes, traffic signals or signs, fire hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate utilities services, but not including buildings, towers or substations.

3.19 Existing Building.

An existing building is a building in whole or whose foundations are complete and whose construction is being diligently prosecuted on the date of this Ordinance.

3.20 Family.

An individual or two or more persons interrelated by blood, marriage or adoption, together with not more than two persons not so related living together as a single, non-profit housekeeping unit in a dwelling unit; or a group of not more than five (5) persons not so related living together as a single, non-profit housekeeping unit in a dwelling unit.

3.21 Farms and Farm Lots.

A. Farm

All of the contiguous neighboring or associated land operated as a single unit on which bonafide farming is carried on directly by the owner-operator, manager, or tenant-farmer by his own labor or with the assistance of members of his household or hired employees. Provided, however, that land to be considered a farm hereunder shall include a contiguous unplotted parcel of more than eleven (11) acres.

B. Farm lot

A parcel of land in the R-A (Agricultural) district that is eleven (11) or fewer acres. Examples of permitted uses of farm lots include greenhouses, nurseries, apiaries and orchards.

3.22 Farm Buildings.

Any building or structure other than a dwelling, moved upon, maintained, used or built on

a farm, which is essential and customarily used on farms of that type for the pursuit of their agricultural activities.

3.23 Garage, Private and Commercial.

- A. A private garage is any detached building, not over one (1) story or ten (10) feet in height at the eaves for storage of self-propelled private passenger vehicles or trailer coaches where no servicing for profit is conducted.
- B. A commercial garage is any building available to the public, operated for gain, and which is used for servicing, repairing, adjusting, greasing, washing or storing motor vehicles, but not for the bumping, painting or refinishing of motor vehicles.

3.24 Highway.

Any public thoroughfare except alleys, in the Adrian Township road system, including Federal and State roads and highways where and whether of depressed surface or elevated construction.

3.25 Home for the Aged.

An Adult Foster Care Facility which receives not more than twelve ambulatory adults whose primary need for services is based upon their age, condition, and which is licensed as such by the State of Michigan pursuant to the Adult Foster Care Facility Licensing Act, being MCL Section 400.701 et seq.

3.26. Home Business and Home Occupation.

a. Home Business

An incidental and secondary use of a residential property, that may include accessory structures, for business purposes. It is a conditional use in the R-A and R districts. (See Section 20.06.G)

b. Home Occupation

An incidental and secondary use of a dwelling unit for business purposes. A home occupation is a permitted use in the R-A, R and R-1 districts. (See Section 21.50)

3.27 Hotel\Motel.

A building where lodging with or without meals is furnished to transient or resident guests for compensation and containing more than five (5) sleeping rooms.

3.28 Kenel

A lot or premises on which four or more dogs, four months or older, are permanently or temporarily kept and/or boarded outside the principal dwelling.

3.29 Lodging House.

Primarily a family dwelling where lodging, with or without meals, is furnished on a weekly or monthly basis to three (3) or more persons who are not members of the family occupying and operating the premises, but not necessarily to anyone who may apply.

3.30 Lot.

The parcel of land on which one (1) principal building and its accessories are placed, together with the open spaces required by this Ordinance.

3.31 Lot, Corner.

A lot of which at least two (2) adjacent sides abut for their full length upon a street, provided that such two sides intersect at an angle of not more than one hundred thirty-five (135) degrees. Where a lot is on a curve, if tangents through the extreme point of the street line of such lot make an interior angle of not more than one hundred thirty-five (135) degrees, it is a corner lot. In case of a corner lot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein described.

3.32 Lot Frontage.

The frontage of any lot in District R shall not be less than one-third (1/3) of the depth, provided, however, that the requirements of this Section shall not apply to plats recorded prior to the effective date of this Ordinance.

3.33 Lot Line, Front.

The line dividing a lot from a street. On a corner lot only one street line shall be considered as a front lot line and the shorter street line shall be considered the front line.

3.34 Lot Line, Rear.

The line opposite the front lot line.

3.35 Lot Line, Side.

Any lot lines other than front lot line or rear lot lines.

3.36 Mobile Home.

A mobile home is defined as a movable or portable dwelling constructed to be towed on its own chassis or to be transported after fabrication on its own wheels or on a flatbed or other trailer or detachable wheels and to be used for year around living as a single-family dwelling unit for long term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.

3.37 Mobile Home Park.

Any site, lot, tract, plot or piece of land designed to be used for or used or occupied by two (2) or more authorized mobile home units, which units are designed:

A For long-term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems; and

B To be transported after fabrication on its own wheels, or on flatbed or other trailers or on detachable wheels.

3.38 Mobile Home Subdivision.

A mobile home subdivision means a parcel of land which has been platted in accordance with all statutes and regulations regarding the platting of real estate, the lots on which plat are designed for the placement of single mobile homes.

3.39 Non-Conforming Structure.

A structure conflicting with the provisions of the Ordinance.

3.40 Non-Conforming Use.

The use of a structure or land or land area conflicting with the provisions of this Ordinance.

3.41 Open Space, Required.

The yard space of a lot in addition to the front, side and rear yards, shall be open, unoccupied and unobstructed by any structure or any part thereof from the ground to the sky.

3.42 Parks.

A park is any non-commercial recreational area.

3.43 Public Utility.

Any person, firm, corporation, municipal department or board, duly authorized to furnish and furnishing under municipal regulation to the public, transportation, water, gas, electricity, telephone, steam, telegraph, or sewage disposal and other services.

3.44 Restaurant.

A business located in a building where, in consideration of the payment of money, meals are habitually prepared, sold and served to persons for consumption on or off the premises, having suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals, and deriving the major portion of its receipts from the sale of food.

3.45 Retail Commercial Establishment.

A store, market or shop in which commodities are sold or offered for sale in small or large quantities to the retail trade. Grocery and general stores, meat markets, public garages, automobile service stations are included in this classification.

3.46 Road Side Stand.

A temporary and painted farm building or structure, not exceeding one hundred (100) square feet in area, operated for the purpose of selling only produce raised or produced on the premises where situated, and its use shall not make a commercial district, or shall its use be deemed a commercial activity.

3.47 Setback Lines.

Lines established adjacent to highways for the purpose of defining limits within which no building or structure or any part thereof shall be erected or permanently maintained. "Within a setback line" means between the setback lines and the nearest boundary of the highway right-of-way.

3.48 Story.

That part of a building included between the surface of any floor and the surface of the next floor or the room next above. When the distance from the average established grade to the ceiling of a story partly below such grade exceeds five (5) feet, then the basement or cellar constituting the story partially below grade shall be counted as a story.

3.49 Story, half.

A story which is situated within a sloping roof, the area of which at a height of four (4) feet above floor does not exceed two-thirds (2/3) of the floor area directly below it, wherein living quarters are used only as a part of the dwelling situated in the story below.

3.50 Street.

A public thoroughfare which affords a principal means of access to abutting property.

3.51 Structure.

A structure is any production or pieces of work artificially built up or composed of parts joined together in some definite manner; any construction, including dwellings, garages, buildings, signs and sign boards.

3.52 Tavern.

Any place where malt, vinous or spirituous liquors are sold for consumption on the premises is defined as a tavern for the purpose of this Ordinance.

3.53 Tourist Home.

Primarily a family dwelling where lodging with or without meals is furnished for compensation chiefly on an overnight basis and mainly to transients, but not necessarily to anyone who may apply.

3.54 Undeveloped State

A natural state preserving natural resources, natural features, or scenic or wooded conditions; agricultural use; open space; or a similar use or condition. Land in an undeveloped state does not include a golf course but may include a recreational trail, picnic area, children's play area, greenway, or linear park. Land in an undeveloped state may be, but is not required to be, dedicated to use to the public.

3.55 Usable Floor Area, Residential.

The measurement of usable floor area for residential uses shall be the sum of the area of the first story measured to the exterior face of the exterior wall, plus, similarly measured, the area, having more than seven (7) feet six (6) inches headroom, of any upper story that is connected by a fixed stairway and which may be made usable for human habitation, but excluding the floor area of basements, garages, accessory buildings, attics, breezeways, and unenclosed porches.

3.56 Use.

The purpose for which land or a building thereon is designed, arranged, or intended to be occupied or used or for which it is occupied or maintained.

3.57 Used.

The word "used" includes "arranged, designed, or intended to be used."

3.58 (Reserved for future use)

3.59 Yard.

A space open to the sky and unoccupied or unobstructed except by encroachments specifically permitted under action of the Ordinance, on the same lot with a building or structure. Yard measurements shall be the minimum horizontal distance.

3.60 Yard, Front.

A yard extending the full width of the lot between the front lot line and the nearest line of the main building.

3.61 Yard, Rear.

A yard extending across the full width of the lot between the rear lot line and the nearest line of the main building.

3.62 Yard, Side.

A yard extending from the front yard to the rear yard between the side lot line and nearest line of the main building or of accessory building attached thereto.

ARTICLE 4
DISTRICTS ESTABLISHED

4.00 Districts Established.

For the purpose of this Ordinance, the Township of Adrian is hereby divided into districts to be known as the following:

District	R-A	Agricultural District
District	R	Residential District
District	R-1	Urban Residential District
District	R-2	Multiple-Family Residential District
District	M-H	Mobile Home and Mobile Home Subdivision
District	C-P	Business - Professional District
District	C-R	Restricted Commercial District
District	C-H	Highway Business District
District	M	Industrial District

4.10 Zoning Map.

The boundaries of these districts are hereby established as shown on a map entitled, "Zoning Map of the Township of Adrian," on file with the Township Clerk, which map accompanies and which with all explanatory matter thereon, is hereby made a part of this Ordinance the same as if fully described herein.

4.20 District Boundaries.

Unless otherwise shown, the boundaries of the districts are lot lines, the center lines of streets, alleys, roads, or highways, or such lines extended. In any case in which any lot lies within two (2) zoning districts, the whole lot shall be considered a part of the district in which the greater part of the lot lies.

4.30 Application of Regulations.

Except as otherwise provided in this Ordinance, no structure or land shall hereafter be used or occupied, and no structure or part thereof shall be moved, erected or altered, except in conformity with the regulations herein specified, for the district in which it is located. Any use not expressly permitted shall be deemed prohibited.

4.40 Building Permit.

No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor, issued by the administrative official. No building permit shall

be issued except in conformity with the provisions of this Ordinance, except after written order from the Board of Appeals.

ARTICLE 5
R-A - AGRICULTURAL DISTRICT

5.00 Intent.

The R-A Agricultural District is intended to provide for the general farming needs of the Township and for incidental residential uses.

5.10 Permitted Uses.

The following uses are permitted in all R-A Districts:

- A. General farming on land areas of not less than eleven (11) acres.
- B. Detached single-family dwellings, but not to exceed one dwelling on any one lot. Dwellings shall also conform to Section 6.10A.
- C. Accessory buildings and uses as herein defined, provided however,
 - 1. Accessory uses on farm lots of less than three (3) acres may also include the keeping for non-commercial purposes, fowl, rabbits and household pets.
 - 2. Accessory uses on farm lots of between three (3) and eleven (11) acres may include the raising and housing of a limited amount of livestock, equal to one (1) animal for each acres of land area.
- D. Public and private non-commercial recreational uses.
- E. Churches and other religious uses.
- F. Public and private schools, not operated for profit.
- G. Roadside stands as herein defined.
- H. Public buildings and uses.
- I. Home Occupation
- J. Family Day Care Home
- K. Any use or uses similar to the above. In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.

5.20 Conditional Uses.

The following conditional uses are permitted in R-A Districts subject to obtaining a conditional use permit as provided in Article 20:

- A. Detached two-family dwellings.
- B. Utility uses excluded from Essential Services as defined in Section 3.18.
- C. The raising and housing of a limited amount of livestock on land areas of less than three (3) acres for a period of not to exceed one year; provided however,
 - 1. That such special use permit shall exclude hog raising, dairying, feeder lots, or the keeping for commercial purposes, dogs, horses or similar animals, and
 - 2. That all livestock shall be properly housed and fenced so as not to be a public nuisance.
- D. Airports, gravel pits, quarries, and earth removal, including peat bog excavating.
- E. Bed and breakfast.
- F. Commercial recreational uses.
- G. Commercial garages; provided however:
 - 1. That such business shall be conducted entirely within an acceptable accessory building which adjoins and is contiguous to the owners' principal residence; and
 - 2. That there shall be no outside storage of motor vehicles, motor vehicle parts, accessories or equipment.
 - 3. That the business shall be owned and conducted solely by the inhabitants of the adjoining dwelling with the assistance of not more than one (1) employee who does not reside on the premises.
- H. Home business.
- I. Kennel.
- J. Group Day Care Home

- K. Child Care Center
- L. Planned Unit Residential Development

5.30 Prohibited Uses.

The following uses of land and structures in the R-A District are prohibited:

- A. Commercially operated farms for the feeding of garbage to hogs.
- B. Junk yards.
- C. The use of cellars or basements as dwelling units shall not be permitted.

5.40 Lot Area and Lot Width.

- A. The minimum lot or land area in an R-A District shall be one (1) acre, subject to the adequacy of sewage disposal and water facilities as required in Section 21.01 of this Ordinance.
- B. No lot or land area shall be less in width than two hundred (200) feet.
- C. Detached two-family dwellings shall require a minimum lot or land area in an R-A District of three (3) acres.

5.45 Yard Requirements.

Every lot or land area shall have front, side and rear yards as follows:

- A. Front yard - not less than forty (40) feet.
- B. Side yards
 - 1. Principal buildings shall have two side yards totaling sixty (60) feet, neither of which shall be less in width than thirty (30) feet.
 - 2. Accessory buildings shall not be closer to any rear or side property line than thirty (30) feet.
- C. Rear - not less than forty (40) feet.

5.50 (Section reserved for future use)

5.60 Minimum Usable Floor Area.

No dwelling shall be hereafter erected, moved or altered which has less than the minimum usable floor area:

- A. One story - Eleven hundred (1,100) square feet.
- B. Two story - Nine hundred (900) square feet on the first floor and three hundred (300) square feet on the second floor.

5.70 Height Restriction.

No building or structure, or part thereof, shall be erected or altered to a height exceeding 2 ½ stories or twenty-five (25) feet; provided however,

- A. That buildings permitted in the R-A District for non-dwelling purposes, other than accessory buildings, may be erected or altered to a height not exceeding fifty (50) feet, if approved by the Board of Appeals as being not injurious to the surrounding neighborhood, and after a public hearing thereon, and
- B. That none of the above restrictions shall apply to farm buildings and structures not used for dwelling purposes.

5.80 Signs.

In the R-A District, no wall or ground signs shall be erected or displayed except as follows:

- A. On land areas used for general farming purposes: One (1) only non-illuminated sign not exceeding twelve (12) square feet in area, the subject matter on both sides of which is limited to the name of the owner or operator of the farm and the nature of the products produced thereon.
- B. For uses permitted in this District, other than general farming or residential uses: One (1) only non-illuminated sign not exceeding six (6) square feet in area, the subject matter on both sides of which is limited to the name of the owner or operator of the establishment thereon and the permitted use.
- C. On land areas used exclusively for residential purposes: One (1) only non-illuminated sign not exceeding two (2) square feet in area, the subject matter on both sides of which is limited to the name of the owner or tenant and the nature of the permitted home occupation conducted therein.
- D. No sign shall be closer to the highway than fifteen (15) feet.

ARTICLE 6
R - RESIDENTIAL DISTRICT

6.00 Intent

This district is intended to provide areas for single-family homes and certain other uses of a public nature on subdivided land in the Township, official plats of which have been recorded with the Register of Deeds of Lenawee County.

6.10 Permitted Uses.

A. Detached single-family dwellings.

1. Health-construction standards.

- a. Conventional site-built dwellings and all other manufactured dwellings shall comply with all applicable building codes and all other applicable fire, plumbing, electrical, etc., codes and regulations.
- b. All dwellings shall have a load bearing type perimeter foundation complying with applicable building code standards.
- c. Site-built dwellings shall have an anchoring system complying with the applicable building code. Manufactured housing shall be secured to the premises by an anchoring system or device that is compatible with those required by the Michigan Mobile Home Commission or its successor.
- d. The minimum width of the original principal dwelling as built or assembled on the site shall be 20 feet, as measured across the narrowest portion.

2. Aesthetic Standards.

- a. Dwellings shall have a foundation wall around the home as specified in l(b) of this section, completely enclosing the dwelling.
- b. No storage shall be allowed in any crawl space which is not a standard basement and dwellings shall not have exposed wheels, exposed towing mechanisms, exposed undercarriage or an exposed chassis.
- c. All additions to the original dwelling shall have a similar appearance and quality of workmanship and construction materials

as the original dwelling, including an appropriate foundation and permanent attachment to the principal structure.

- d. There shall be a minimum of two (2) exterior doors with one being in the front of the home and the other in the rear or side of the home, connected to permanently attached steps.
 - e. Dwellings shall be placed on lots so that the longest dimension is parallel with the street in developments where this is the general placement of other dwellings in the area.
- B. Churches and their customary auxiliary buildings and uses.
 - C. Public and parochial schools, museums, public buildings, libraries, etc.
 - D. Home occupation.
 - E. Accessory buildings and uses as defined herein.
 - F. Accessory buildings and uses as defined herein but not including overhead transmission towers, storage yards, warehouses or sub-stations, provided however;
 - 1. That overhead transmission towers and substations, both outdoor and enclosed, may be permitted, if approved by the Township Board after public hearing thereon.
 - G. Family Day Care Home
 - H. Any use or uses similar to the above, In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.

6.20 Conditional Uses.

The following conditional uses are permitted in this district subject to obtaining a Conditional Use Permit as provided in Article 20 of this Ordinance:

- A. Planned unit residential developments.
- B. Detached two-family dwellings.
- C. Home business.
- D. Bed and breakfast.
- E. Group Day Care Home

F. Child Care Center

6.30 Prohibited Uses.

A. The use of cellars or basements as dwelling units shall not be permitted.

B. Kennels.

6.40 Lot Area and Lot Width.

A. The minimum lot or land area in an R District shall be one-half (1/2) acre, subject to the adequacy of sewage disposal or water facilities as required in Section 21.01 of this Ordinance, or

B. One-third (1/3) acre, if an approved municipal type water supply and sewage disposal system are available.

C. The minimum lot width of any lot or land area in the R District shall be one hundred (100) feet at the building line.

6.45 Yards.

A. Front Yards: Every lot except corner lots shall have a front yard of not less than forty (40) feet in depth, provided however that corner lots shall have yards of not less than forty (40) feet on both street sides.

B. Side Yards: Side yards shall be provided as follows:

1. Two totaling twenty (20%) percent of the lot width, neither of which shall be not less in width than ten (10) feet, and

2. Accessory buildings shall not be closer to any rear or side property line than five (5) feet,

C. Rear Yard: A rear yard of not less than thirty (30) feet shall be provided.

6.50 Maximum Coverage of Lot.

The combined area occupied by all buildings and structures and accessory buildings shall not exceed thirty-five (35%) percent of the area of the lot.

6.51 Dish Antenna in Areas Zoned Residential.

A. The placement of any dish antenna on any lot in this district shall require a building permit prior to erection at a charge of fifteen (\$15) dollars.

- B. The application for permit shall include:
1. Name and address of the owner of the dish antenna and owner (if different) of the property upon which said dish antenna is to be located.
 2. The location and position of proposed dish antenna in relationship to nearby buildings and lot lines.
 3. Drawings showing the proposed method of installation including details on anchoring, fencing and screening.
- C. Satellite dish antennas are permitted in rear yards only and shall not be closer to any rear or side property line than five (5) feet.
- D. One (1) satellite dish antenna shall be permitted per lot provided that such dish antenna shall not exceed twelve (12) feet in diameter.
- E. Ground anchored dish antennas shall not exceed a height of fifteen (15) feet.
- F. Roof anchored dish antennas shall not be mounted on the front of a building and shall not exceed a height of thirty-six (36) inches above the structure's peak roof line.
- G. Individual dwelling unit satellite dish antennas shall not be permitted in multi-family complexes, apartment complexes, office complexes, mobile home parks or planned residential districts. When exterior television antennas or dish antenna installation is necessary, a master antenna shall be installed and extended to individual stands by underground lines, such master antenna shall be so placed as not to be a nuisance or interfere with residents or surrounding areas.
- H. No dish antenna shall be erected at any location where by reason of its position, size, shape it may interfere with or obstruct the view of traffic.
- I. Dish antennas or similar devices shall not become obstructive or detrimental to the character of the community by reason of its size, shape, color or appearance.

6.55 Minimum Unobstructed Open Space.

(Section reserved for future use)

6.60 Minimum Usable Floor Area.

No dwelling shall be hereafter erected, moved or altered which has less than the following minimum usable floor area:

- A. One story: Eleven hundred (1,100) square feet.
- B. Two story: Nine hundred (900) square feet on the ground floor and three hundred (300) square feet on the second floor.

6.70 Height Restriction.

No building or structure, or part thereof, shall be erected or altered to a height exceeding 2-1/2 stories or twenty-five (25) feet; provided however,

- A. That buildings permitted in the R District for non-dwelling purposes, other than accessory buildings, may be erected or altered to a height exceeding fifty (50) feet, if approved by the Board of Appeals as being not injurious to the surrounding neighborhood after a public hearing thereon.

6.80 (Section reserved for future use)

6.85 Signs.

- A. One (1) only non-illuminated sign will be permitted. Such sign shall not be larger in area than two hundred eighty-eight (288) square inches, indicating thereon the name of the proprietor and the nature of the use conducted therein. Public, charitable or religious institutions may have an announcement sign or bulletin board, no larger than twelve (12) square feet in area, placed not closer to the street property lines than twenty (20) feet.
- B. No billboard, ground sign, advertising sign or signboard except as above shall be permitted in this District.

ARTICLE 7
R-1 - URBAN RESIDENTIAL DISTRICT

7.00 Intent

This district is intended to provide areas principally for single-family and two family residential dwellings where necessary urban services and facilities are provided including central sanitary sewage systems.

7.10 Permitted Uses.

- A. Detached single family dwellings. Dwellings shall also conform to Section 6.10.A.
- B. Two-family dwellings.
- C. Churches and their customary auxiliary buildings and uses.
- D. Public and parochial schools, museums, public buildings, libraries, etc.
- E. Accessory buildings as uses as defined herein.
- F. Service facilities as defined herein but not including overhead transmission towers, storage yards, warehouses, or substations provided however,
 - 1. That overhead transmission towers and substations both outdoor and enclosed, may be permitted, if approved by the Township Board after public hearing thereon.
- G. Dish antennas subject to the conditions set out in Section 6.51.
- H. Family Day Care Home.
- I. Home occupation.
- J. Any use or uses similar to the above. In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.

7.20 Conditional Uses.

The following conditional uses are permitted in this district subject to obtaining a conditional use permit as provided in Article 20 of this Ordinance:

- A. Planned-unit residential developments.

- B. Bed and breakfast.
- C. Group Day Care Home.
- D. Child Care Center.

7.30 Prohibited Uses.

- A. The use of cellars or basements as dwelling units shall not be permitted.
- B. Kennels

7.40 Lot Area and Lot Width.

- A. The minimum lot or land area in an R-1 District shall be one-quarter (1/4) acre for detached single-family dwellings, and one-third (1/3) acre for all other uses subject to the adequacy of sewage disposal and water facilities as required in Section 21.01 of this Ordinance.
- B. The minimum lot width of any lot or land area in the R-1 District shall be one hundred (100) feet at the building line.

7.45 Yards.

- A. Front Yards: Every lot, except corner lots, shall have a front yard of not less than forty (40) feet in depth, provided however that corner lots shall have yards of not less than forty (40) feet on both street sides.
- B. Side Yards: Side yards shall be provided as follows:
 - 1. Two totaling twenty-five (25%) percent of the lot width, neither of which shall not be less in width than ten (10) feet, and
 - 2. Accessory buildings shall not be closer to any rear or side property line than five (5) feet.
- C. Rear Yard: A rear yard of not less than thirty (30) feet shall be provided.

7.50 Maximum Coverage of Lot.

The combined area occupied by all buildings and accessory buildings shall not exceed thirty-five (35%) percent of the area of the lot.

7.55 Minimum Unobstructed Open Space.

(Section reserved for future use).

7.60 Minimum Usable Floor Area.

No dwelling shall be hereafter erected, moved or altered which has less than the following minimum usable area:

- A. One story: Eleven hundred (1,100) square feet.
- B. Two story: Nine hundred (900) square feet on the ground floor and three hundred (300) square feet on the second floor.

7.70 Height Restrictions:

- A. No building or structure, or part thereof, shall be erected or altered to a height exceeding 2-1/2 stories or twenty-five (25) feet, provided however,
 - 1. That the buildings permitted in the R-1 District for non-dwelling purposes, other than accessory buildings may be erected or altered to a height not exceeding fifty (50) feet, if approved by the Planning Commission as being not injurious to the surrounding neighborhood after a public hearing thereon.

7.80 (Section reserved for future use).

7.85 Signs.

- A. One (1) only non-illuminated sign will be permitted. Such sign shall not be larger in area than two hundred eighty-eight (288) square inches, indicating thereon the name of the proprietor and the nature of the home occupation conducted therein.- Public charitable or religious institutions may have an announcement sign or bulletin board, not larger than twelve (12) square feet in area, placed not closer to the street property lines than twenty (20) feet.
- B. No billboard, ground sign, advertising sign or sign board except as above shall be permitted in this District.

ARTICLE 8
R-2 - MULTIPLE-FAMILY RESIDENTIAL DISTRICT

8.00 Intent.

This district is intended to permit a high density of population and a high intensity of land use in those areas which are served by a central sanitary sewage system and which abut or are adjacent to such other uses, amenities, and facilities which support, complement or serve such a density and intensity.

8.10 Permitted Uses.

- A. Multiple-family dwellings.
- B. Two-family dwellings.
- C. Churches and their customary auxiliary buildings and uses.
- D. Public/parochial schools, museums, public buildings, libraries, etc.
- E. Accessory buildings and uses as defined herein.
- F. Service facilities as defined herein but not including overhead transmission towers, storage yards, warehouses, or substations provided however,
 - 1. That overhead transmission towers and substations both outdoor and enclosed may be permitted, if approved by the Township Board after public hearing thereon.
- G. Any use similar to the above. In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.
- H. Dish antennas subject to the conditions set out in Section 6.51.

8.20 Conditional Uses.

The following conditional uses are permitted in this district subject to obtaining a conditional use permit as provided in Article 20 of this Ordinance:

- A. Planned-unit residential dwellings.
- B. Detached single-family dwellings.
- C. Convalescent or nursing homes, hospitals, sanitariums and orphanages.

- D. Bed and breakfast.
- E. Family or group day care home or child care center.
- F. Mobile home parks

8.30 Prohibited Uses.

- A. The use of cellars or basements as dwelling units shall not be permitted.
- B. Kennels.

8.40 Lot Area and Lot Width.

- A. The minimum lot or land area in an R-2 District for multiple-family dwellings shall be one-half (½) acre for the first three (3) units, and five thousand (5,000) square feet for each additional unit, subject to the adequacy of sewage disposal and water facilities as required in Section 21.01 of this Ordinance. The minimum lot or land area for detached single-family dwellings in an R-2 District shall be one-quarter (1/4) acre, one-third (1/3) acre for duplexes, and one-half (½) acre for all other uses.
- B. The minimum lot width of any lot or land area in the R-2 District shall be one hundred (100) feet at the building line.

8.45 Yards.

- A. Front Yards: Every lot except corner lots shall have a front yard of not less than forty (40) feet in depth, provided however that corner lots shall have yards of not less than forty (40) feet on both street sides.
- B. Side Yards: Side yards shall be provided as follows:
 - 1. Two totaling twenty-five (25%) percent of the lot width, neither of which shall not be less in width than ten (10) feet, and
 - 2. Accessory buildings shall not be closer to any rear or side property line than five (5) feet.
- C. Rear Yards: A rear yard of not less than thirty (30) feet shall be provided.

8.50 Maximum Coverage of Lot.

The combined area occupied by all buildings, structures and accessory buildings shall not exceed thirty-five (35%) percent of the area of the lot.

8.60 Minimum Usable Floor Area.

The following minimum usable floor area of dwelling units shall be provided for multiple-family dwellings:

2 bedrooms or less	900 square feet
3 bedrooms	1,100 square feet
4 bedrooms	1,100 square feet
5 bedrooms	1,200 square feet

8.65 Minimum Unobstructed Open Space.

A minimum area of open recreation space of three hundred (300) square feet per family shall be provided on each lot.

8.70 Height Restriction.

- A. No building or structure, or part thereof, shall be erected or altered to a height exceeding 2 ½ stories or twenty-five (25) feet.
- B. That the buildings permitted in the R-2 District for non-dwelling purposes, other than accessory buildings may be erected or altered to a height not exceeding fifty (50) feet, if approved by the Planning Commission as being not injurious to the surrounding neighborhood after a public hearing thereon.

8.80 Distance Between Grouped Buildings.

In addition to the required setback lines provided elsewhere in this ordinance, in group dwellings (including semi-detached and multiple dwellings) the following minimum distances shall be required between each of said dwelling:

- A. Where buildings are front-to-front or front-to-rear, three (3) times the height of the taller building, but not less than seventy (70) feet.
- B. Where buildings are side-to-side, one (1) times the height of the taller building but not less than thirty (30) feet.
- C. Where buildings are front-to-side, rear-to-side, or rear-to-rear, two (2) times the height of the taller building but not less than fortyfive (45) feet.

8.85 Signs.

- A. One (1) only non-illuminated sign will be permitted. Such sign shall not be larger in area than two hundred eighty-eight (288) square inches, indicating thereon the name of the proprietor and the nature of the home occupation conducted therein. - Public charitable or religious institutions may have an announcement sign or bulletin board, not larger than twelve (12) square feet in area, placed not closer to the street property lines than twenty (20) feet.

- B. No billboard, ground sign, advertising sign or signboard except as above shall be permitted in this District.

ARTICLE 9 through ARTICLE 15

(Articles 9 through 15 reserved for future use.)

ARTICLE 16
C-P - BUSINESS-PROFESSIONAL DISTRICT

16.00 Intent.

This District is intended to apply as a transitional-use buffer between residential uses and uses which would be incompatible in direct contact with residential districts.

16.10 Permitted Uses.

Within any Business-Professional District, no building or premises shall be erected, used, arranged or designed in whole or in part for other than one of the following uses:

- A. Any office in which goods, wares or merchandise are not commercially created, displayed, stored, exchanged or sold, such as the following:
 - 1. Business offices of a public utility, transportation, advertising, real estate, insurance, commercial or industrial establishment.
 - 2. Medical, dental offices and clinics; legal, engineering, architectural and similar professional offices; accounting, auditing and bookkeeping service offices.
 - 3. Finance agency offices and branch banks, including drive-ins.
 - 4. Municipal offices.
 - 5. Miscellaneous business services, such as: consumer-credit reporting agencies, mailing list and stenographic services, business and management consulting services.
 - 6. Office of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, political organizations and religious organizations.
- B. Funeral homes.
- C. Any other business or professional office, service, establishment of use or uses similar to the above. In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.
- D. Accessory uses and buildings customarily incidental to any of the above uses.
- E. Dish antennas subject to the conditions set out in Section 6.51.

- F. Bed and breakfast.

16.20 Conditional Uses.

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article 20 of this Ordinance:

- A. Veterinary hospitals, clinics and boarding kennels for small non-farm animals provided that all facilities are completely enclosed in a soundproof building in such a way as to produce no objectionable odors or audible sounds at the lot lines and provided an adequate method of refuse storage and disposal shall be maintained not to be detrimental to the public welfare or constituting a public nuisance.
- B. Personal service shops.
- C. Homes for the aged.
- D. Child care center.

16.30 Prohibited Uses.

- A. Places of amusement, entertainment, or recreation, such as: dance hall, bowling alley, private club or lodge, hall renting for meetings or social occasions, or similar recreational use or place of assembly.
- B. Establishment serving food, beverage or both.
- C. Motels, restaurants, gasoline service stations, souvenir stands, roadside markets and uses of a similar nature.
- D. Repair garages, automotive, farm and implement sales and services and uses of a similar nature.
- E. Stores and shops for the conducting of a retail business.

16.40 Lot Area and Width.

- A. Lot Width. There shall be a lot width of not less than one hundred (100) feet.
- B. Lot Area. There shall be a lot area of not less than fifteen thousand (15,000) square feet.

16.60 Front, Side and Rear Yards.

- A. Front yard. There shall be a front yard of not less than sixty-six (66) feet in depth.

- B. Side yards. There shall be two (2) side yards totaling twenty-five (25) feet in width and no side yard shall be less in width than six (6) feet.
- C. Rear yard. There shall be a rear yard of not less than ten (10) feet; provided, however, that where a rear lot line abuts residentially zoned property, there shall be a rear yard of not less than twenty-five (25) feet.

16.70 Height Restrictions.

No building or structure, or part thereof, shall be erected or altered to a height exceeding two (2) stories.

16.85 Signs.

- A. Wall or ground supported signs, not more than one (1) of each, the subject matter of which pertains only to the name of the business or profession being conducted on the premises, will be permitted under the following conditions:
 - 1. That the total area of any one (1) such sign does not exceed twenty-five (25) square feet.
 - 2. Wall sign shall not extend above roof or top of wall to which it is attached nor extend more than fifteen (15) inches from the face of any wall or building, and shall be parallel to the wall to which it is affixed.
 - 3. Top of any ground sign shall not exceed five (5) feet from the ground.
 - 4. Illumination of all signs shall be from a direct non-intermittent source and shall be so arranged and designed that the source of illumination cannot be seen from any residentially zoned area.
 - 5. That no part of any sign shall be located nearer to a property line or street than ten (10) feet.
- B. Directional signs located at driveway entrances and exists and at such other locations designed to regulate traffic flow in connection with the use of said premise will be permitted.

16.90 Special Regulations.

Screening. There shall be a wall of not less than five (5) feet in height of solid or pierced masonry units along the property line when such property line is adjacent to or across from any residentially zoned area and when adjacent to a residentially occupied property to screen from the view of occupied residences, provided, however:

- A. That where such property line abuts a residentially zoned area or a residentially

occupied area and the area is to be used for loading or unloading purposes, the screening wall shall be of solid masonry construction and shall be not less than six (6) feet six (6) inches in height, and

- B. That, except for the requirements of sub-paragraph A above; and subject to the approval of the Board of Appeals, there may be substituted a screening of:
 - 1. Coniferous trees or shrubs not less than five (5) feet in height, or
 - 2. A wood fence of not less than five (5) feet in height in which the opening or spacing between the materials of construction do not exceed one (1) inch, and
 - 3. That the Board of Appeals has received adequate guarantees that such screening will be maintained in an acceptable and enforceable state of condition or repair.
- C. The Board of Appeals may vary or waive the screening requirements when unusual circumstances exist such as when the residentially zoned area is not occupied for residence purposes.

ARTICLE 17
C-R - RESTRICTED COMMERCIAL DISTRICT

17.00 Intent.

This District is intended to apply as a Commercial District in which only selected commercial products are sold. Products sold are those that normally do not generate a large volume of vehicular traffic.

17.10 Permitted Uses.

Within any Restricted Commercial District, no building or premises shall be erected, used, arranged or designed, in whole or in part, for other than one of the following uses:

- A. Any uses permitted in the R-A Agricultural District and C-P Business Professional District, subject to the regulations applicable to such uses.
- B. Retail sales including the sale of camper trailers, tents, camper equipment, and the repair and maintenance of products sold on the premises, laundries, and dry cleaners, restaurants (but not drive-in restaurants).
- C. Dish antennas subject to the conditions set out in Section 6.51.
- D. Homes for the aged.
- E. Child care center.

17.30 Prohibited Uses.

The following uses are expressly prohibited in the Restricted Commercial District: theaters, bowling alleys, dance halls, pool or billiard rooms, junk or salvage yards, warehouses or trucking depots, or any industrial uses.

17.40 Lot Area and Width.

- A. Lot width. There shall be a lot width of not less than one hundred (100) feet.
- B. Lot area. There shall be a lot area of not less than fifteen thousand (15,000) square feet.

17.60 Front, Side and Rear Yards.

- A. Front yard. There shall be a front yard of not less than thirty (30) feet in depth.
- B. Side yards. There shall be two (2) side yards totaling twenty-five (25) feet in

width and no side yard shall be less in width than six (6) feet.

- C. Rear yard. There shall be a rear yard of not less than ten (10) feet; provided, however, that where a rear lot line abuts residentially zoned property, there shall be a rear yard of not less than twenty-five (25) feet.

17.70 Height Restrictions.

No building or structure, or part thereof, shall be erected or altered to a height exceeding two (2) stories.

17.85 Signs; Accessories, Uses and Buildings.

All signs or displays shall be erected or arranged with the building lines of the respective lots and where illumination is used, it shall be so arranged that the illumination source cannot be seen from surrounding residential areas.

ARTICLE 18
C-H - HIGHWAY BUSINESS DISTRICT

18.00 Highway Business District.

This district is intended to provide areas for retail business services in areas which abut Federal and State Highways and major arterial streets designated as such on the "Highway Plan" of the County of Lenawee of current adoption.

18.10 Permitted Uses.

Within any Highway Business District no building or premises shall be erected, used, arranged or designed to be used in whole or in part for other than one or more of the following uses:

- A. Motels, restaurants, gasoline service stations, drive-in establishments serving food and beverages, souvenir stands, roadside markets, and uses of a similar nature.
- B. Repair garages, automotive and farm implement sales and services and uses of a similar nature.
- C. Offices and banks.
- D. Stores and shops for conducting of any retail business.
- E. Personal service shops.
- F. Offices and shops of crafts or trades which do not involve:
 - 1. the outdoor storage of materials or supplies, or
 - 2. shop power in excess of ten (10) horsepower.
- G. Commercial recreation facilities.
- H. One (1) dwelling unit or one dwelling on each lot or lots under one (1) ownership used for any of the above permitted uses for the sole and exclusive use of the owner, a caretaker or watchman of the establishment located thereon.
- I. Any other retail business, service establishment, or use or uses similar to the above. In case a question arises as to similarity or degree of similarity, the Board of Appeals shall rule.
- J. Accessory uses and buildings customarily incidental to any of the above uses.

- K. Dish antennas subject to the conditions set out in Section 6.51.
- L. Bed and breakfast.
- M. Child care center.

18.20 Conditional Uses.

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article 20 of this Ordinance:

- A. Veterinary clinics and boarding kennels.
- B. Drive-in theaters.
- C. Industrial uses not otherwise permitted herein.
- D. Truck and bus terminals.
- E. Depths in excess of those indicated on the Zoning Map for uses permitted in the Highway Business District.
- F. Homes for aged.
- G. Child care center.

18.30 Prohibited Uses.

The following uses of land and structures are prohibited in the Highway Business District:

- A. Residential uses except as permitted in Section 18.I(H) above.
- B. Junk yards, salvage yards, the wrecking or dismantling of automobiles and machinery and the storage or maintenance of machinery and equipment used for scavenging, earth moving, trucking, etc.

18.40 Lot Area and Lot Width.

- A. Lot width. There shall be a lot width of not less than one hundred (100) feet.
- B. Lot Area. There shall be a lot area of not less than fifteen thousand (15,000) square feet.

18.50 (Section reserved for future use)

18.60 Front, Side and Rear Yards.

- A. Front yard. There shall be a front yard of not less than sixty-six (66) feet in depth.
- B. Side yards. There shall be two (2) side yards totaling twenty-five (25) feet in width and no side yard shall be less in width than six (6) feet.
- C. Rear yard. There shall be a rear yard of not less than ten (10) feet; provided however, that where a rear lot line abuts residentially zoned property, there shall be a rear yard of not less than twenty-five (25) feet.

18.70 Height Restriction.

All buildings and structures shall be erected so that all points on a building or structure do not exceed in height ten (10) feet plus its distance from the nearest property line; provided however, that chimneys, penthouses and towers, if less than one hundred (100) square feet in area, may be erected to a greater height.

18.80 (Section reserved for future use)

18.85 Signs.

- A. Wall or ground supported signs, the subject matter of which pertains only to the name of the proprietor and the nature of the business being conducted on the premises, will be permitted under the following conditions:
 - 1. That the total area of such sign or signs does not exceed three hundred fifty (350) square feet for a parcel of land one hundred (100) feet in width, provided however,
 - a. that such area shall be proportionately reduced, if the width of the lot is less than one hundred (100) feet, and
 - b. that such maximum area may be increased at the rate of one (1) square foot for each foot of width of lot in excess of one hundred (100) feet, and
 - c. that, where two (2) or more establishments occupy a single lot or parcel of land, the total area of all signs on such establishments shall not exceed the total maximum permitted area of signs according to lot frontage as above.
 - 2. That no part of any sign shall be located closer to a side property line than five (5) feet, and
 - 3. That no part of any sign sixty (60) square feet or less shall be located

closer to any street or front property line than five (5) feet, provided however,

(I) that such distance of five (5) feet shall be increased at the rate of 2 ½ inches for each one (1) square foot said sign exceeds sixty (60) square feet in area, and provided further,

(ii) that no sign need be setback a greater distance from any street or property line than sixty-six (66) feet.

4. The top of any sign shall not exceed a height of twenty-five (25) feet above the ground, and

B. The illumination of all signs shall be from a direct, non-intermittent source and shall be so arranged and designed that the source of illumination cannot be seen from any residentially zoned area.

18.90 Special Regulations.

Screening. There shall be a wall of not less than five (5) feet in height of solid or pierced masonry units along the property line when such property line is adjacent to or across from any residentially zoned area and when adjacent to a residentially occupied property, provided however,

1. That where such property line abuts a residentially zoned area or a residentially occupied area and the area is to be used for loading or unloading purposes, the screening wall shall be of solid masonry construction and shall be not less in height than six (6) feet six (6) inches, and

2. That, except for the requirements in sub-paragraph (a) above; and subject to the approval of the Board of Appeals, there may be substituted a screening of

a. Coniferous trees or shrubs not less than five (5) feet in height, or

b. A wood fence of not less than five (5) feet in height, in which the openings or spacing between the materials of construction do not exceed one inch, and

c. That the Board of Appeals has received adequate guarantees that such screening will be maintained in an acceptable and enforceable state of condition or repair.

ARTICLE 19
M - INDUSTRIAL DISTRICT

19.00 Intent.

The M Industrial District is intended to provide areas for the exclusive use of industries:

- A. in which the fabrication and assembly of products does not disseminate any dust, smoke, fumes, gas, noxious odors, noise, or atmospheric or stream pollution beyond the boundaries of the M District, and
- B. from which there is excluded all other uses which are incompatible with the efficient use of such areas for industrial purposes.

19.10 Permitted Uses.

- A. Any use conducted within a building, consisting of the sale of goods, the providing of professional, personal or commercial services, or the manufacture, fabrication, assembling or other handling of products the operation of which use are normally such that at no time will such use cause or result in any:
 - 1. dissemination of any dust, smoke, observable gas, noxious odor, or other atmospheric pollution beyond the boundaries of the M District in which such use is located; or
 - 2. noise or vibration exceeding in intensity at the boundary of such M district the average intensity of noise or vibration at that point from other causes; or
 - 3. hazard of fire or other physical hazard to any adjacent building or to any plant growth on any land adjacent to the site of the building in which such use is conducted; or
 - 4. pollution of any stream to any degree whatever; or
 - 5. discharging of any effluent into any sanitary sewer to render ineffective the treatment of sewage; or
 - 6. hauling of materials, goods or products to or from the site of such use in a volume or manner incongruous with the normal traffic on streets in the neighborhood.
- B. One (1) dwelling or one (1) dwelling unit on each site, which site is used for purposes permitted herein, for the sole and exclusive use of the owner, a caretaker

or a watchman of the industrial establishment located thereon.

- C. The Planning Commission, after public hearing and approval by the Township Board, shall, by resolution, establish and, from time to, time revise a list of uses, conforming to the foregoing standards, including any conditions, including landscaping, to which any of such uses shall be subject in order to assure such conformity.

19.20 Conditional Uses.

The following conditional uses are permitted in this District subject to obtaining a conditional use permit as provided in Article 20 of this Ordinance:

- A. Bag cleaning
- B. Blast furnace
- C. Boiler or tank works
- D. Central mixing plant for cement, mortar, plaster or paving materials
- E. Coke oven
- F. Curing, tanning, storage or processing of animal products of any kind
- G. Distillation of bones, coal or wood
- H. Distillation of tar
- I. Drilling for oil, gas or other hydrocarbon substances
- J. (Reserved for future use)
- K. Fat rendering
- L. Hog farm including the feeding of garbage
- M. Livestock feed yard
- N. Slaughter house
- O. All other uses similarly objectionable

19.30 (Section reserved for future use)

19.40 Lot Area and Lot Width.

- A. Every lot in the M District shall have:
 - 1. a minimum area of twenty-five thousand (25,000) square feet, and
 - 2. a minimum width of one hundred twenty-five (125) feet

19.50 Maximum Coverage of Lot.

The maximum coverage of any lot in the M District shall be fifty (50%) percent.

19.60 Front, Side and Rear Yards.

- A. The minimum dimensions of yards in the M District shall be:
 - 1. Front, sixty-six (66) feet
 - 2. Side, fifteen (15) feet
 - 3. Rear, fifteen (15) feet, provided, however, that where M Districts abut residentially zoned districts, the minimum depth of a rear yard shall be twenty-five (25) feet.
- B. No front yard required above shall be used for parking.
- C. Yards required above shall be clear and unobstructed spaces and shall not be used for the storage of raw materials, finished products or waste materials.

19.70 Height Restriction.

No building erected or altered in any M District shall exceed in height one and one-half (1-1/2) times its distance from the boundary lines of the property upon which it is located, provided however, the above restriction shall not apply to chimneys, water towers or tanks.

19.80 (Section reserved for future use)

19.85 Signs.

Sign regulations in the M Industrial District shall be the same as those in the C-H Highway Business District, Section 18.85.

ARTICLE 20
CONDITIONAL USES

20.00 Purposes.

Certain land and structure uses, because of their particular characteristics, require detailed consideration in order to determine whether they may be detrimental to the public welfare. Because of special characteristics of such uses, the proposed conditions of operation, design, size and intensity of use, traffic volume and access, population density, processes and equipment employed, amount of public facilities and services required and other similar factors must be considered in relation to the intent purposes of this Ordinance. Such uses are therefore designated as conditional uses and are intended for regulation by this Ordinance.

20.01 Authority.

The Planning Commission, as hereinafter provided, shall have the authority to grant conditional use permits, subject to such conditions of design and operation, safeguards and time limitations as it may determine. The Planning Commission shall also have the authority to revoke a conditional use permit as provided for in Section 20.10.

20.02 Application and Fee:

Application for any conditional use permit permissible under the provisions of this Ordinance shall be made to the Planning Commission by filling in the official conditional use permit application form; submitting required data, exhibits and information; and depositing the required fee. Such application shall be accompanied by a fee as determined by the Township Board; provided however, that no fee shall be required of any governmental body or agency. No part of such fee shall be returnable to the applicant.

20.03 Data, Exhibits, and Information Required in Application.

An application for a conditional use permit shall contain the applicant's name and address in full; a statement that the applicant is the owner involved or is acting on the owner's behalf; the address of the property involved; an accurate survey drawing of said property, showing the existing and proposed location of all buildings and structures thereon, the types thereof, and their uses and a statement and supporting data, exhibits, information and evidence regarding the required findings set forth in this Ordinance.

20.04 Public Hearing.

The Planning Commission shall hold a public hearing, or hearings, upon any application for a conditional use permit or whenever the Planning Commission is considering revoking a conditional use permit. The notice of the public hearing shall be given by one

(1) publication in a newspaper of general circulation in the Township, within fifteen (15) days but not less than three (3) days next preceding the date of said hearing.

20.05 Required Standards and Findings for Making Determinations.

The Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and shall find and record adequate data, information and evidence showing that such a use on the proposed site, lot or parcel:

- A. Will be harmonious with and in accordance with the general objectives, intent and purposes of this Ordinance.
- B. Will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- C. Will be served adequately by essential public facilities and service, such as: highways, streets, police and fire protection, drainage structures, refuse disposal; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
- D. Will not be hazardous or disturbing to existing or future neighboring uses.
- E. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
- F. Will not create liquids and other waste of any kind that cannot be confined, treated, or purified so as to prevent pollution of air, water and soil resources.

20.06 Site Development Requirements for Certain Conditional Uses.

A conditional use permit shall not be issued for the occupancy of a structure or parcel of land, or for the erection, reconstruction, or alteration of structure unless complying with the following site development requirements. The Planning Commission may impose additional conditions and safeguards when deemed necessary by that body. A violation of a requirement, condition, or safeguard shall be considered a violation of this Ordinance.

- A. Sand or Gravel Pits, Quarries, Public or Private Dumps, Incinerators, and Sanitary Fills.

In addition to and as an integral part of development, the following provisions shall apply:

1. There shall be erected a fence of not less than six (6) feet in height around the entire periphery of the development. Fences shall be adequate to prevent trespass, and shall be placed on level terrain no closer than fifty (50) feet to the top edge of any slope.
2. All areas within any single development shall be rehabilitated progressively as they are worked out or abandoned to a condition of being entirely lacking in hazards, inconspicuous, and blended with the general surrounding ground form so as to appear reasonably natural. Gravel and sand pits and quarries shall be completely and continually drained of water when not in use or not supervised by a watchman. All slopes and banks shall be reasonably graded and treated to prevent erosion or any other potential deterioration. The Planning Commission shall approve the treatment of rehabilitated uses stated in Section 20.07 of this Ordinance.
3. Traffic routes for truck movement in and out of the development shall be established in order to minimize the wear on public streets and to prevent hazards and damage to properties in the community.
4. All permitted installations shall be maintained in a neat, orderly condition so as to prevent injury to any single property, an individual, or to the community in general.
5. The operator or operators of any use stated in Section 20.07 shall file with the Planning Commission and the Township Building Inspector a detailed plan for the restoration of the development area which shall include the anticipated future use of the restored land, the proposed topography indicated by contour lines of no greater interval than five (5) feet, steps which shall be taken to conserve topsoil; the type and number per acre of trees or shrubs to be planted; and the location of future roads, drives, drainage courses, and/or other improvements contemplated.
6. The operator or operators shall file with the Township Board a bond, payable to the Township and conditioned on the faithful performance of all requirements contained in the approved restoration plan. The rate, per acre of property to be used, of the required bond shall be fixed by the Township Board. The bond shall be released upon written certification of the Building Inspector that the restoration is complete and in compliance with the restoration plan.

B. Mobile Home Parks

While mobile homes are single-family dwelling units, mobile home parks are typically designed to allow a greater density than other single-family developments. Therefore, mobile home parks may be established in a multiple

family residential district as a conditional use. The park must meet the standards of Section 20.05 and comply with the Mobile Home Act of 1987, as amended, including the “Park Construction Rules” adopted by the Mobile Home Commission.

C. Drive-in Theaters, Race Tracks, and Temporary and Transient Amusement Enterprises.

In addition to and as an integral part of development, the following provisions shall apply:

1. Drive-in theaters and race tracks shall be enclosed for their full periphery with a solid screen fence at least seven (7) feet in height. Fences shall be of sound construction, painted or otherwise finished neatly and inconspicuously.
2. All fenced-in areas shall be setback at least one hundred (100) feet from any front street or property line.
3. All traffic ingress and egress shall be on major streets, and all local traffic movement shall be accommodated within the site so that entering and exiting vehicles will make normal and uncomplicated movements into or out of the public thoroughfare. All points of entrance or exit for motor vehicles shall be located no closer than two hundred (200) feet from the intersection of any two (2) streets or highways.

D. Oil, Gas or Brine Wells, including the Drilling Operations for any Underground Natural Resource.

In addition to and as an integral part of development, the following provisions shall apply:

1. No business or industrial buildings or structures of a permanent nature shall be erected, except when such building is a permitted use within the district in which such drilling is located.
2. No truck parking or storage shall be located within two hundred (200) feet of any adjacent residence, or within fifty (50) feet of any adjacent property.
3. All the operations shall be screened with a wire screen or uniformly painted wooden fence six (6) feet in height, with evergreen screen planting on any side adjacent to residentially zoned property.

4. No part of any operation shall take place closer than two hundred (200) feet from the nearest adjacent residence, or closer than one hundred (100) feet from any street or highway line.
5. After the natural resources have been removed or drilling operations completed, the property shall be restored by the replacement of top soil, and all excavation shall be sloped to a gradient with not more than a thirty (30") degree slope and the contour blended as nearly as possible with the natural surroundings.
6. All truck operations shall be directed away from residential streets whenever possible.
7. The Planning Commission may require such bond as is deemed necessary to insure that requirements are fulfilled, and may revoke permission to operate at any time specified conditions are not maintained.

E. kennel

In addition to any conditions imposed by the Planning Commission, the following provisions shall apply.

1. A minimum lot size of 5 acres shall be required.
2. All buildings that are not soundproof and that house dogs, shall be at least 300 feet from the property line.

F. Home Business

An incidental and secondary use of a residential property for business purposes. It is a conditional use in the R-A and R districts and, in addition to the requirements of Article 20, a home business must meet the following standards:

1. A home business shall be permitted only in a single family dwelling unit or in an accessory structure.
2. Home businesses shall be conducted solely by persons residing at the residence and/or with the assistance of one person who does not reside on the premises.
3. There shall be no change in the exterior appearance of the structure or premises other than the addition of a sign, to accommodate the home business, or other outdoor visible evidence of conduct of the home business, and there shall be no external or internal alterations not customary in residential areas.

4. No article shall be sold or displayed anywhere on the premises except that which is prepared or produced by the home business.
5. No exterior storage associated with or resulting from a home business shall be permitted.
6. No equipment or process shall be used in a home business which generates noise, vibration, glare, fumes, odor or electrical interferences that are nuisances to persons off the premises. Any electrical equipment processes that create visual or audible interference with radio or television receivers off the premises or that cause fluctuations in line voltages off the premises shall be prohibited.
7. Hazard of fire, explosion, radioactivity, or chemical contamination shall not exist at any time as a result of a home business. Annual certification of compliance with this provision by the Township's Fire Chief may be required.
8. Signs are permitted according to the standards of the zoning district in which the home business is located.

H. Bed and Breakfast.

1. A bed and breakfast operation shall be permitted only in a single family detached dwelling unit that is the principal dwelling unit on the property. A dwelling unit containing a bed and breakfast operation shall be the principal residence of the operator and the operator shall live in the principal dwelling unit during the time the bed and breakfast operation is active.
2. A dwelling unit containing a bed and breakfast operation shall comply with all applicable State, County, and Township codes and regulations, and shall be regularly maintained so as to remain in compliance. The applicant for a conditional use permit shall provide written evidence of inspection and compliance with any applicable codes and regulations with an application for a conditional use permit.
3. A dwelling to be used for a bed and breakfast operation shall have a minimum floor area of 1,600 square feet, excluding basement and garage floor areas. Each sleeping room shall have a minimum floor area of 120 square feet and shall not have more than four occupants. The bed and breakfast room(s) shall occupy no more than a total of 50% of the dwelling unit floor area or five (5) bedrooms whichever is lesser.

4. Lavatories, toilets, and bathing facilities shall be available within the principal structure to all persons using the bed and breakfast operation in that structure. One bathroom containing a lavatory, toilet, and bathtub or shower shall be provided for each four residents.
5. Not more than two persons other than members of the resident family, shall be employed in a bed and breakfast operation.
6. No kitchen or other food preparation area or facilities shall be provided in or available to the rooms in a bed and breakfast operation. Cooking facilities in a dwelling containing a bed and breakfast operation shall be limited to the residential kitchen.
7. Full breakfasts and/or continental breakfasts may be served to registered bed and breakfast guests only. No other meals shall be provided to such guests.
8. Sale of alcoholic beverages in a bed and breakfast operation shall be prohibited.
9. One sign, not more than three (3) square feet in area, shall be permitted for each bed and breakfast operation. Wording on the sign shall be restricted to the name of the establishment and the address.
10. A single family detached dwelling unit containing a bed and breakfast operation shall have no outside appearance of the presence of the operation, except the sign permitted herein.

I. Group Day Care Home and Child Care Centers

1. The group day care home or child care center shall be appropriately licensed by the Michigan Family Independence agency. A copy of the license shall be kept on file by the Township Clerk.
2. A child care center shall not be located within 1500 feet of another licensed group day care home, adult foster care home, substance abuse treatment center or any facility that houses an inmate population.
3. All outdoor play areas shall be enclosed by a fence not less than four feet nor more than six feet in height and capable of containing the children within the play area.
4. Signs are permitted according to the standards of the zoning district in which the facility is located.

5. Off-street parking shall be provided for employees. Parking for the drop-off and pick-up of children shall also be provided.
6. A group day care home shall not require the modification of the exterior of the dwelling. Playground equipment shall not be located in the front yard.
7. The Planning Commission may establish additional conditions.

20.07 Conditional Use Permit, Determination and Imposition of Conditions.

If the facts in the case do not establish beyond a reasonable doubt that the findings and standards set forth in this Ordinance will apply to the proposed use, the Planning Commission shall not grant a conditional use permit. In the granting of any conditional use permit, the Planning Commission shall impose such conditions of use as it deems necessary to protect the best interest of the Township and the surrounding property and to achieve the objectives of this Ordinance. The breach of any such condition shall cause the conditional use permit to be eligible to be revoked by the Planning Commission, as provided for in Section 20.10.

20.08 Expiration of Approval

Any Conditional Use Permit granted under this Ordinance will expire and fees forfeited unless the use is substantially undertaken within 365 days of approval. After 365 days, the applicant may re-apply for the conditional use permit following the procedures in this ordinance. The Planning Commission may deny the re-issuance of the conditional use permit if there has been a change in the conditions under which the first approval was given.

20.09 Reapplication

No application for a conditional use permit which has been denied wholly or in part by the Planning Commission shall be resubmitted for a period of three hundred and sixty-five (365) days from such denial, except on grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid.

20.10 Revoking a Conditional use Permit

The Planning Commission may revoke a conditional use permit if the use is not in compliance with any of the conditions of approval. Before a conditional use permit can be revoked, the Planning Commission shall hold a public hearing as provided for in Section 20.04. After the public hearing and the review of the findings and standards in the ordinance, the Planning Commission may revoke the conditional use permit or modify the original conditions of approval and issue a new conditional use permit.

ARTICLE 21
GENERAL PROVISIONS AND EXCEPTIONS

21.00 Applicability.

Unless otherwise indicated herein, the following general regulations shall apply to all districts.

21.01 Water Supply and Sewage Disposal System.

No building permit shall be issued under the terms of this Ordinance before:

- A. The Lenawee County Health Department shall have approved two sets of plot plans showing the location of all buildings, water supply and sewage disposal system and the distance between each of the foregoing.
- B. The Lenawee County Health Department shall have approved two sets of plans showing the design and arrangement of proposed sewage disposal system.

21.02 Outside Toilet Facilities.

No building or structure shall hereafter be erected and used for an outside toilet of any type whatsoever unless located and erected in conformity with the laws of the State of Michigan and the rules and regulations of the Michigan Department of Health and the Lenawee County Health Department.

21.03 Garbage and Rubbish Disposal.

No garbage, sewage, filth, refuse, or other obnoxious matter shall be kept in open containers or piled on the open ground. No business or industrial use shall permit waste material to be scattered over open ground.

21.04 Dismantled or Inoperable Automobiles.

Dismantled or inoperable automobiles shall not be permitted in any R-A, R, R-1, R-2, or MH District except in a garage.

21.05 Visibility at Intersections

On any corner lot in any zoning district, no fence, wall, hedge, screen, sign, structure, or permanent vegetation/planting, shall be allowed to impede vision between a height of three (3) feet and eight (8) feet above the centerline grades with the triangular area formed by the intersection of street right-of-way lines and a straight line joining the two street lines at points which are thirty (30) feet distant from the point of intersection, measured

along the street right-of-way line.

21.06 Fences

In any residential zoning district, no fence in the required front yard shall exceed three feet in height and no fence in the required rear or side yards shall exceed six (6) feet in height.

21.07 to 21.09 (Reserved for future use.)

21.10 Subdivision Signs.

The erection of one (1) only sign, the subject matter of which is limited to information about the real estate subdivision being developed on the premises, will be permitted subject to the following regulations:

- A. That such sign shall not exceed four (4) feet by eight (8) feet in size, and
- B. That such sign shall be removed within six (6) months of the date of its erection, or if, as, and when fifty-one (51%) percent or more of the lots in such subdivision have been sold or built upon, whichever event shall first occur, and
- C. That such sign shall not be erected closer than five (5) feet to any street or highway property line or easement.

21.11 Condominium Projects

Pursuant to authority conferred by Section 141 of the Condominium Act, Act 59 of 1978, as amended, all condominium projects shall be approved by the Adrian Township Planning Commission. In determining whether to approve a condominium project, the Planning Commission may consult with the Zoning Administrator, Township Attorney, Township Engineer, Township Planner, or other person(s) regarding the adequacy of the master deed, deed restrictions, utility systems and streets, subdivision layout and design, and compliance with all requirements of the Condominium Act.

A. Definitions

The following terms are defined both in the context of the Condominium Act and in a manner intended to make comparison possible between the terms of this Zoning Ordinance and the Condominium Act.

1. "Condominium Act" means Act 59 of 1978, as amended.
2. "Condominium unit" means that portion of the condominium project designed and intended for separate ownership and use, as described in the

master deed.

3. "Condominium project" means a plan or project consisting of not less than two (2) condominium units established in conformance with the Condominium Act.
4. "Condominium site plan" means the site plan, survey and utility plans, floor plans, and all other information required under the Adrian Township Zoning Ordinance and Section 66 of the Condominium Act.
5. "Consolidating master deed" means the final amended master deed for a contractible condominium project, an expandable condominium project, or a condominium project containing convertible land or convertible space, which final amended master deed fully describes the condominium project as completed.
6. "Contractible condominium" means a condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to express provisions in the condominium documents and in accordance with this Zoning Ordinance and the Condominium Act.
7. "Conversion condominium" means a condominium project containing condominium units, some or all of which were occupied before filing a notice of proposed action under Section 71 of the Condominium Act.
8. "Convertible area" means a unit or a portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units or general and limited common elements may be created pursuant to express provisions in the condominium documents and in accordance with this Zoning Ordinance and the Condominium Act.
9. "Expandable condominium" means a condominium project to which additional land may be added pursuant to express provision in the condominium documents and in accordance with this Zoning Ordinance and the Condominium Act.
10. "Front yard setback" shall be equal to the distance between the front yard area line and the condominium unit.
11. "Lot" shall mean the same as "Condominium Unit."
12. "Mobile home condominium " shall mean the same as mobile home.
13. "Master deed" means the condominium documents recording the

condominium project as approved by the Adrian Township Planning Commission to which is attached as exhibits and incorporated by reference the approved by-laws for the project and the approved condominium site plan for the project.

14. "Rear yard setback" shall be equal to the distance between the rear yard area line and the condominium dwelling.
15. "Side yard setback" shall be equal to the distance between the side yard area line and the condominium dwelling.
16. "Front building line" means the line, parallel to the street line, that passes through the point of the condominium unit nearest the area designated in the master deed and site plan as "general common elements".

B. Condominium Site Plans - required content

All condominium site plans shall include the information as required by Section 66 of the Condominium Act.

1. The condominium site plan, for each condominium project, shall be prepared by an architect, land surveyor, or engineer licensed to practice. The site plan shall also bear the seal of such architect, land surveyor, or engineer and be reproductions of original drawings.
2. A complete condominium site plan is to include the following:
 - a. A cover sheet.
 - b. A survey plan.
 - c. A floodplain plan if the condominium project lies within or abuts a floodplain area.
 - d. A site plan showing the location, size, shape, area, and width of all existing and proposed condominium units.
 - e. A utility plan showing all sanitary sewer, water, and storm sewer lines and easements granted to the Township and public utilities for installation, repair, and maintenance of all utilities.
 - f. A floor plan showing the dimensions of each condominium unit.
 - g. A number assigned to each condominium unit.

- h. The drawings of vertical boundaries and volume for each condominium unit showing enclosed air spaces.
 - I. Building sections showing the existing and proposed condominium units and improvements, including their location on the land. A proposed condominium unit and improvements shall be labeled either "must be built" or "need not be built". To the extent that a developer, under contract, is obligated to deliver utility conduits, buildings, sidewalks, driveways, landscaping, and an access road, the same shall be shown and designated as "must be built". The obligation to deliver such items exists whether or not they are shown and designated.
 - j. The nature, location, and size of all limited and general common elements.
 - k. A street construction, paving, and maintenance plan for all private streets within the proposed condominium project.
 - l. A storm drainage and storm water management plan, including all lines, swales, drains, basins, and other facilities.
3. The condominium site plans shall be numbered consecutively when recorded at the Lenawee County Register of Deeds and titled, pursuant to the number, as a "Lenawee County Condominium Project."

C. Easements for Utilities

The condominium subdivision plan shall include all necessary easements granted to Adrian Township and the public utilities for the purposes of constructing, operating, inspecting, maintaining, repairing, altering, replacing, and/or removing pipelines, mains, conduits and other installations of a similar character (hereinafter collectively called "public structures") for the purpose of providing public utilities, including conveyance of sewage, water, and storm water run-off across, through and under the property subject to said easement, and excavating and refilling ditches and trenches necessary for the location of public structures.

D. Private Streets

If a condominium project is proposed to have private streets, they shall be developed to the minimum design, construction, inspection, approval, and other applicable requirements of the Lenawee County Road Commission for a dedicated public street.

E. Encroachment Prohibited

Encroachment of one condominium unit upon another, as described in Section 40 of the Condominium Act, shall be prohibited by the condominium by-laws and recorded as part of the master deed.

F. Relocation of Boundaries

The relocation of boundaries, as described in Section 48 of the Condominium Act, shall conform to all setback requirements of this Zoning Ordinance for the district in which the project is located. The relocation of boundaries shall be approved by the Township Planning Commission and recorded as part of the by-laws and master deed.

G. Subdivision of Condominium Units

All subdivisions of individual condominium units shall conform to the requirements of this Zoning Ordinance for minimum lot width, lot area, and building setbacks, or any other requirements of the zoning district in which the condominium unit resides. All subdivisions shall be approved by the Township Planning Commission and recorded as part of the by-laws master deed.

-H. Mobile Home Condominium Projects

Mobile home condominium projects shall conform to all requirements of this Zoning Ordinance for mobile homes and shall be located only in the M-H zoning district.

I. Condominium Project Layout, Design, and Approval

All condominium project site plans shall conform to the plan preparation requirements; review and approval procedures; the design, layout, and improvements standards of Sections 21.30 through 21.38 of the Adrian Township Zoning Ordinance. A deposit in the form of cash, certified check, or irrevocable bank letter of credit shall be made with the Township of Adrian if required by the Township Board to guarantee the installation and completion of any required public structures such as sanitary sewer, water supply, and drainage facilities, within a length of time agreed upon by the Township Planning Commission from the date of final approval of the condominium site plan.

J. Site Condominium Projects -- Additional Regulations

The following regulations shall apply to all condominium projects within the Township of Adrian.

1. Initial Information

Concurrently with notice of proposed action required to be given pursuant to Section 71 of Public Act 59 of 1978, as amended, a person, firm, or corporation intending to develop a condominium project shall provide the following information with respect to the project:

- a. The name, address and telephone number of:
 1. All persons, firms or corporations with an ownership interest in the land on which the condominium project will be located together with a description of the nature of each entity's interest (for example; fee owner, optionee, or land contract vendee).
 2. All engineers, attorneys, architects or registered land surveyors associated with the project.
 3. The developer or proprietor of the condominium project.
- b. The legal description of the land on which the condominium project will be developed together with the appropriate tax identification numbers.
- c. The land area, in acres, on which the condominium project will be developed.
- d. The purpose of the project (for example; residential, commercial, industrial, etc.).
- e. Approximate number of condominium units to be developed in the condominium project.
- f. Whether or not a community water system and a community sanitary sewer system is available or being contemplated.

2. Information to be Kept Current

The initial information shall be furnished to the Township Planning Commission and shall be kept updated until such time as a Certificate of Zoning Compliance has been issued pursuant to the Adrian Township Zoning Ordinance.

3. Site Plans - New Projects, Master Deed and Engineering and Inspections

Prior to recording the master deed as required by Section 72 of Public Act 59 of 1978, as amended (MCL 559, 108), the condominium project shall

undergo site review and approval pursuant to Sections 21.30 through 21.38 of the Adrian Township Zoning Ordinance. In addition, the Township shall require appropriate engineering plans and inspections prior to the issuance of any Certificates of Zoning Compliance.

4. Site Plans - Expandable or Convertible Projects

Prior to expansion or conversion of a condominium project to additional land, the new phase of the project shall undergo site plan review and approval pursuant to Sections 21.30 through 21.38 of the Adrian Township Zoning Ordinance.

5. Master Deed, Restrictive Covenants and "As Built" Survey to be Furnished

The condominium project developer or proprietor shall furnish the Township Planning Commission with the following: One (1) copy of the recorded master deed, one (1) copy of all restrictive covenants and two (2) copies of an "as built survey". The "as built survey" shall be reviewed by the Building Inspector for compliance with Township Ordinances. Fees for this review shall be established by resolution of the Township Board.

6. Monuments Required - Site Condominium Projects

All condominium projects which consist in whole or in part of condominium units which are building sites, mobile home sites, recreational sites, commercial sites, or industrial sites shall be marked with monuments as provided in this subsection.

Monuments shall be located in the ground and made according to the following requirements, but it is not intended or required that monuments be placed within the traveled portion of a street to mark angles in the boundary of the condominium project, if the angle points can be readily re-established by reference to monuments along the sidelines of the streets.

- a. All monuments used shall be made of solid iron or steel bars at least one-half (½) inch in diameter and thirty-six (36) inches long and completely encased in concrete at least four (4) inches in diameter.
- b. Monuments shall be located in the ground at all angles in the boundaries of the condominium project; at the intersection lines of streets and at the intersection of the lines of streets with the boundaries of the condominium project and at the intersection of alleys with the boundaries of the condominium project; at all

points of curvature, points of tangent, points of compound curvature, points of reverse curvature and angle points in the side lines of streets and alleys; at all angles of an intermediate traverse line and at the intersection of all limited common and general common elements.

- c. If the required location of a monument is an inaccessible place, or where the locating of a monument would be clearly impracticable, it is sufficient to place a reference monument nearby and the precise location thereof be clearly indicated on the plans and referenced to the true point.
- d. If a point required to be monumented is on a bedrock outcropping, a steel rod, at least one-half ($\frac{1}{2}$) inch in diameter shall be drilled and grouted into solid rock to a depth of at least eight (8) inches.
- e. All required monuments shall be placed flush with the ground where practicable.
- f. All unit corners shall be monumented in the field by iron or steel bars or iron pipes at least eighteen (18) inches long and one-half ($\frac{1}{2}$) inch in diameter or other approved markers.
- g. The Township Board for the Township of Adrian may waive the placing of any of the required monuments and markers for a reasonable time, not to exceed one (1) year, on the condition that the proprietor deposits with the Township Clerk cash or a certified check, or irrevocable bank letter of credit submitted to the Township of Adrian, whichever the proprietor selects, in any amount not less than twenty-five (\$25.00) dollars per monument and not less than one hundred (\$100.00) dollars in total. Such cash, certified check, or irrevocable bank letter of credit shall be returned to the proprietor upon receipt of a certificate by a licensed surveyor that the monuments and markers have been placed as required within the time specified.

7. Monuments Required - All Condominium Projects

All condominium projects shall be marked at their boundaries with monuments meeting the requirements of Section 6 above.

8. Compliance with Federal, State, and Local Law

All condominium projects shall comply with federal and state statutes and local ordinances.

9. Temporary Occupancy

The Township Building Inspector may allow occupancy of the condominium project before all improvements required by this Zoning Ordinance are completed. The Township Building Inspector may issue this permit for up to six (6) months provided that a bond is submitted sufficient in amount and type to provide for the installation of improvements before the expiration of the temporary occupancy permit without expense to the Township.

10. Single Family Detached Condominiums

Single family detached condominiums shall be subject to all requirements and standards of the applicable R-A, R, and R-1 Zoning Districts including minimum floor area requirements, minimum lot size, and building setbacks. For the purpose of computing density, the number of units per acre (43,560 square feet) shall not exceed 3.0 units per acre in developments without community water and sanitary sewer systems, or 4.0 units per acre in developments with community water and sanitary sewer systems.

There shall be maintained a minimum distance of seventy (70) feet from the center of one (1) residential condominium unit to the center of another residential condominium unit. This seventy (70) foot requirement shall be computed along the front building line. In addition, building envelopes shall be depicted on the site plan to assure that the minimum setback requirements are met in the zoning district that the condominium unit is located.

11. Multiple Family Condominiums

Two family or multiple family condominiums shall be located only in the R-1 and R-2 Zoning Districts which permit two (2) family or multiple-family condominiums, and shall be subject to all the requirements and standards of the zoning district in which they are located. Such standards shall include but not limited to minimum floor area, minimum lot size, and building setbacks of the zoning district in which the condominium unit is located.

12. Non-Residential Condominium Subdivisions

All non-residential condominiums are subject to **all** the requirements of the zoning district in which the condominium resides.

13. Condominium Projects Void of Public Sewer and Water Services

The following standards, pursuant to the Condominium Act, shall apply to condominium projects located in areas without access to public sewer and water services.

- a. The public health department rules will apply to soil suitability and groundwater supply aspects for condominium projects.
- b. A developer shall submit three (3) copies of the condominium project site plan to the public health department. The public health department shall transmit these copies to a local health department that decides over the approval or rejection of the plan.
- c. The local health department shall, not later than 30 days, approve the plan and note its approval on the copy returned to the developer, or reject all or any portion of the plan that is not suitable. If rejected, the local health department shall notify the developer and Adrian Township stating the reasons for rejecting the plan and the requirements for approval.

14. Streets and Roads

All streets and roads in a condominium project shall, at a minimum, conform to the standards and specifications required by the Lenawee County Road Commission for a "County Road."

15. Site Plan

After submitting the condominium project site plan and by-laws as a required part of the master deed, the proprietor shall furnish to the Township a copy of the site plan on either a photographic hard copy, a laminated photostatic copy, or a mylar sheet with the dimensions of eight and one-half by fourteen (8 ½ x 14) inches.

21.12 to 21.19 (Sections reserved for future use)

21.20 Planned-Unit Development.

The purpose of this section is to permit flexibility for residential development where large tracts of land are planned with integrated and harmonious design, and where the overall design of such units is so outstanding as to warrant modification by the Planning Commission of the regulations. Any planned-unit development to be eligible under this provision must comply with the following requirements:

1. The tract of land to be developed shall have a minimum area of not less than ten (10) acres.

2. The owner of the property shall submit to the Planning Commission a plan for the use development of the total tract of land as a planned-unit development in accordance with the provisions of Section 21.30, Site Plan Review and Approval. In addition to the site plan data specified in Section 21.30, the application shall contain such other pertinent information as may be necessary to make a determination that the contemplated arrangement or use may make it desirable to apply regulations and requirements differing from those ordinarily applicable under this Ordinance.

The plan shall contain such proposed covenants, easements, and other provisions related to the bulk, location, and density of structures, accessory uses thereto, and public facilities as may be necessary for the welfare of the planned-unit development and not inconsistent with the best interests of the entire Township.

3. The average density of structures of the tract shall not be greater than the density requirements in the district in which the planned-unit development is located,
4. The use of land shall be in conformance with the permitted uses of the district in which the proposed plan is to be located.
5. The proposed development shall be served by adequate public facilities and service, such as: highways, streets, police and fire protection, drainage structures, and refuse disposal. These facilities may be provided by a governmental or private organization.
6. The proposed unit shall be of such size, composition and arrangement that its construction, marketing, and operation is feasible as a complete unit, without dependence on any subsequent unit or development.
7. The common open-space, common properties, individual properties, and all other elements of the planned-unit development shall be so planned that they will achieve a unified environmental scheme, with open spaces and all other elements in appropriate locations, suitable related to each other, the site, and surrounding land. In accordance with P.A. 177 of 2001, for planned-unit developments within the R-A and R zoning districts, a minimum of fifty (50) percent of land shall remain in a undeveloped state as defined in Section 3.54 of this Ordinance.
8. The applicant may be required to dedicate land for street and park purposes by appropriate covenants, to restricting areas perpetually for the duration of the Planning Development as open space for common use. The development as authorized shall be exempt from other provisions of this Ordinance only to the extent specified in the authorization.

21.30 Site Plan Review and Approval.

It is recognized by this Ordinance that there is a value to the public in establishing safe and convenient traffic movement to higher density sites, both within the site and in relation to access streets; that there is value in encouraging a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; further that there are benefits to the public in conserving natural resources. Toward this end, this Ordinance requires site plan review by the Planning Commission for certain buildings and structures that can be expected to have a significant impact on natural resources, traffic patterns, and on adjacent land usage.

21.31 Buildings, Structures, and Uses Requiring Site Plan.

The Building Inspector shall not issue a zoning compliance permit for the construction of the buildings and structures identified in this section unless a detailed site plan has been reviewed and approved by the Planning Commission and such approval is in effect.

- A. A multiple-family building containing six (6) or more dwelling units.
- B. More than one multiple-family building on a lot, parcel, or tract of land, or on a combination of lots under one ownership.

21.32 Application and Fee for Site Plan Review.

Any person may file a request for a site plan review by the Planning Commission by filing with the Clerk the completed application upon the forms furnished by the Clerk and payment of a fee established by resolution of the Township Board. As an integral part of said application, the applicant shall file at least four (4) copies of a site plan.

21.33 Planning Commission Review of Site Plan.

Upon receipt of such application from the Clerk, the Planning Commission shall undertake a study of the same and shall, within ninety (90) days, approve or disapprove such site plan, advising the applicant in writing of the recommendation, including any changes or modifications in the proposed site plan as are needed to achieve conformity to the standards as specified in this Ordinance.

21.34 Required Data for Detailed Site Plan.

Every site plan submitted to the Planning Commission shall meet the following requirements:

- A. The site plan shall be of a scale not to be greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet, and of such accuracy that the Planning Commission can readily interpret the site plan, and shall include more than one drawing where required for clarity.

- B. The property shall be identified by lot lines and location, including dimensions, angles and size, and correlated with the legal description of said property. Such plan shall further include the name and address of the property owner, developer, and designer.
- C. The site plan shall show the scale; north point; boundary dimensions; topography (at least two-foot contour intervals); and natural features, such as wood lots, streams, rivers, lakes, drains, and similar features.
- D. The site plan shall show existing man-made features, such as buildings; structures; high tension towers; pipe lines; and existing utilities, such as water and sewer lines, excavations, bridges, culverts, drains, and easements, and shall identify adjacent properties and their existing uses.
- E. The site plan shall show the location, proposed finished floor and grade line elevations, size of proposed principal and accessory buildings, their relation one to another and to any existing structure on the site, the height of all buildings, and square footage of floor space. Site plans for residential development shall include a density schedule showing the number of dwelling units per net acre, including a dwelling schedule showing the unit type and number of each unit.
- F. The site plan shall show the proposed streets, driveways, sidewalks, and other vehicular and pedestrian circulation features within and adjacent to the site; also, the location, size and number of parking spaces in the off-street parking area, and the identification of service lanes and service parking.
- G. The site plan shall show the proposed location, use, and size of open spaces; and the location of any landscaping, fences, or walls on the site. Any proposed alterations to the topography and other natural features shall be indicated. The site plan shall further show any proposed location of connections to existing utilities and proposed extensions thereof.
- H. A vicinity map shall be submitted showing the location of the site in relation to the surrounding street system.

21.35 Standards for Site Plan Review.

In reviewing the site plan, the Planning Commission shall ascertain whether the proposed site plan is consistent with all regulations of this Ordinance. Further, in consideration of each site plan, the Planning Commission shall find that provisions of subsections 21.33 and 21.34 of this Ordinance as well as the provisions of the zoning district in which said buildings, structures and uses as indicated in the proposed site plan have been satisfactorily demonstrated and met by the applicant.

21.36 Planning Commission Approval of Site Plan.

Upon the Planning Commission recommended approval of a site plan, the applicant shall file with the Planning Commission one (1) copy thereof. The Clerk shall, within ten (10) days, transmit to the Building Inspector one (1) copy with the Clerk's certificate affixed thereto, certifying that said approved site plan conforms to the provisions of this Ordinance as determined. If the site plan is disapproved by the Planning Commission, notification of such disapproval shall be given to the applicant within ten (10) days after such Board action. The Building Inspector shall not issue a zoning compliance permit until he has received a certified approved site plan.

21.37 Expiration of Site Plan Certificate.

The site plan certificate shall expire, and be of no effect, three hundred sixty-five (365) days after the date of issuance thereof, unless within such time the Building Inspector has issued a zoning compliance permit for any proposed work authorized under a said site plan certificate.

21.38 Amendment, Revision of Site Plan.

A site plan, and site plan certificate, issued thereon, may be amended by the Planning Commission upon the request of the applicant. Such amendment shall be made upon application and in accordance with the procedure provided in Section 21.32 of this Ordinance. Any fees paid in connection with such application may be waived or refunded at the discretion of the Planning Commission.

21.39 (Section reserved for future use)

21.40 Off-Street Parking Requirements

In all districts, there shall be provided at the time any building, structure, or use is established, enlarged, or increased in capacity, off-street parking spaces for motor vehicles with the requirements herein specified. Such off-street parking spaces shall be maintained and shall not be encroached upon by structures or other uses so long as the principal building, structure, or use remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this Ordinance.

21.41 Plans.

Plans and specifications showing required off-street parking spaces, including the means of access and interior circulation, shall be submitted to the Building Inspector for review at the time of application for zoning compliance permit for the erection or enlargement of a building.

21.42 Location of Off-Street Parking Areas.

Required off-street parking facilities shall be located on the same lot as the principal building or on a lot within three hundred (300) feet thereof except that this distance shall not exceed one hundred fifty (150) feet for single family and two-family dwellings. This distance specified shall be measured from the nearest point of the parking facility to the nearest point of the lot occupied by the building or use that such facility is required to serve.

21.43 Parking in Residential Districts.

Parking of motor vehicles in R, R-1, and R-2 districts shall be limited to passenger vehicles, and not more than one commercial vehicle of the light delivery type, not to exceed three-fourths (3/4) ton shall be permitted per dwelling unit. The parking of any other type of commercial vehicle, except for those parked on school or church property, is prohibited in a residential zone. No more than one (1) recreational vehicle or travel trailer per dwelling unit shall be permitted to be parked in a residential district, and shall not be permitted to be parked within the required front yard as specified in said District.

21.44 Off-Street Parking Area Design.

- A. Each off-street parking space for automobiles shall be not less than two hundred (200) square feet in area, exclusive of access drives or aisles, and shall be of usable shape and condition.
- B. There shall be provided a minimum access drive of ten (10) feet in width, and where a turning radius is necessary it will be of such an arc as to reasonably allow an unobstructed flow of vehicles.
- C. Parking aisles for automobiles shall be of sufficient width to allow a minimum turning movement in and out of parking space. The minimum width of such aisles shall be:
 - 1. For ninety (90) degree or perpendicular parking, the aisle shall not be less than twenty-two (22) feet in width.
 - 2. For sixty (60) degree parking, the aisle shall not be less than eighteen (18) feet.
 - 3. For forty-five (45) degree parking, the aisle shall not be less than thirteen (13) feet in width.
 - 4. For parallel parking, the aisle shall not be less than ten (10) feet in width.
- D. All off-street parking spaces shall not be closer than five (5) feet to any property line, except where a wall, fence, or compact planting strip exists as a parking barrier along the property line.

- E. All off-street parking areas shall be drained so as to prevent drainage to abutting properties and shall be constructed of materials which will have a dust-free surface resistant to erosion.
- F. Any lighting fixtures used to illuminate any off-street parking area shall be so arranged as to reflect the light away from any adjoining residential lot or institutional premises.
- G. Any off-street parking area providing space for five (5) or more vehicles shall be effectively screened on any side which adjoins or faces property adjoining a residential lot or institution, by a wall, fence, or compact planting not less than four (4) feet in height. Plantings shall be maintained in good condition and not encroach on adjoining property.
- H. All off-street parking areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one-or two-family dwellings.

21.45 Collective Parking.

Requirements for provision of parking facilities with respect to two (2) or more property uses of the same or different types may be satisfied if the permanent allocation of the requisite number of spaces designated is not less than the sum of individual requirements.

21.46 Determining Requirements:

For the purposes of determining off-street parking requirements, the following units of measurement shall apply:

A. Floor Area:

In the case where floor area is the unit for determining the required number of off-street parking spaces, said unit shall mean the gross floor area, except that such floor area need not include any area used for parking within the principal building and need not include any area used for incidental service storage, installations of mechanical equipment, penthouse housing ventilators and heating systems, and similar uses.

B. Places of Assembly:

In stadiums, sports arenas, churches, and other places of assembly in which those in attendance occupy benches, pews, or other similar seating facilities, the zoning administrative official shall determine how many seats are represented by each bench, pew or other similar seating facility. shall be counted as one (1) seat. In cases where a place of assembly has both fixed seats and open assembly area, requirements shall be computed separately for each type and added together.

C. Fractions:

When units of measurement determining the number of required parking spaces result in requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one (1) parking space.

21.47 Schedule of Off-Street Parking Spaces:

The minimum required off-street parking spaces shall be set forth in the following Schedule of Off-Street Parking Spaces. Where a use is not specifically mentioned, the parking requirements of a similar or related use shall apply.

<u>Use</u>	<u>Parking Space Requirements</u>
Automobile or Machinery	One (1) space for each two hundred (200) square feet Sales and Service Garages of showroom floor area plus two (2) spaces for each service bay plus one (1) space for each two (2) employees.
Bank, Business, and Professional Offices	One (1) space for each two hundred (200) square feet of gross floor area.
Barber Shops and Beauty Parlors	One (1) space for each chair plus one (1) space for each employee.
Bowling Alleys	Seven (7) spaces for each alley.
Churches, Auditoriums, Stadiums, Sports Arenas, Theaters, Dance Halls, Assembly Halls other than Schools	One (1) space for each four (4) seats.
Convalescent Homes	One (1) space for each two (2) beds.
Dwelling Unit	Two (2) spaces for each family or dwelling unit.
Funeral Homes & Mortuaries	Four (4) spaces for each parlor or one (1) space for each fifty (50) square feet of floor area plus one (1) space for each fleet vehicle, whichever is greater.
Furniture, Appliance Stores, Household Equipment and Furniture Repair Shops	One (1) space for each four hundred (400) square feet of floor area.

Hospitals	One (1) space for each bed excluding bassinets plus one (1) space for each two (2) employees.
Housing for the Elderly	One (1) space for each two (2) units, and one (1) for each employee. Should the units revert to general occupancy, then two (2) space per unit shall be provided.
Hotels, Motels, Lodging Houses, Boarding Homes	One (1) space for each living unit plus one (1) space for each two (2) employees.
Automobile Service Stations	One (1) space for each eight hundred (800) square feet of floor area plus one (1) space for each four (4) employees.
Manufacturing, Fabricating, Processing and Bottling Plants, Research and Testing Labs	One (1) space for each two (2) employees on maximum shift.
Medical and Dental Clinics	One (1) space for each two hundred (200) square feet of floor area plus one (1) space for each employee.
Restaurants, Beer Parlors, Taverns, and Night Clubs	One (1) space for each two (2) patrons of maximum seating capacity plus one (1) space for each two (2) employees.
Self-service Laundry or Dry-Cleaning Stores	One (1) space for each two (2) washing and/or dry-cleaning machines.
Elementary and Middle Schools, Private or Public	One (1) space for each employee normally engaged in or about the building or grounds plus one (1) space for each thirty (30) students enrolled.
Senior High School and Institutions of Higher Learning, Private or Public	One (1) space for each employee in or about the building or grounds plus one (1) space for each four (4) students.
Wholesale Establishments and Warehouses	One (1) space for each four hundred (400) square feet of floor area plus one (1) space for each two (2) employees.

21.48 Exception.

The parking requirements for all uses proposed on a lot shall be cumulative, unless the Planning Commission shall find that the parking requirements of a particular land use occur at different hours from those of other contiguous land uses, such that particular land use parking areas can be advantageously used during non-conflicting hours by the other contiguous land use, in which event the required parking spaces for such particular land use may be reduced by the Planning Commission to a minimum of the greatest number of spaces required for any of such contiguous land uses.

21.49 (Reserved for future use)

21.50 Home Businesses and Home Occupations

This ordinance recognizes that there are some businesses and occupations that, with certain controls, can be practiced in the home or in an accessory structure without disrupting the residential character of surrounding properties. It also recognizes that there can be differences between home businesses and home occupations that require different controls.

To accommodate these differences, this ordinance distinguishes between a home business and a home occupation. The difference is not in the type of business or occupation, but in how it is practiced. A home business is a conditional use in the Agricultural (R-A) and the Residential (R) districts and may be established if it meets the conditions of Article 20 (Conditional Uses) and specifically, Section 20.06(G). As a conditional use, the establishment of a home business requires a public hearing before the Planning Commission.

A home occupation is a permitted use in the RA, R and R-1 (Urban Residential) districts if it meets the following performance standards:

- A. A home occupation must be conducted in its entirety within a dwelling unit that is the bona fide residence of the practitioner of the occupation. (This prohibits use of attached and unattached garages and accessory buildings). Not more than 20 percent of the gross floor area of the dwelling unit, or 300 square feet, whichever is greater, can be used for a home occupation.
- B. Home occupations shall be conducted solely by persons residing at the residence.
- C. All business activity and storage must take place within the interior of the dwelling.
- D. No alteration to the exterior of the residential dwelling, accessory buildings or yard that alters the residential character of the premises is permissible.
- E. The home occupation shall not generate a volume or character of pedestrian or

vehicular traffic beyond that normally generated by homes in the residential or agricultural neighborhood.

- F. Only a personal driveway may be used and there shall be no parking lots.
- G. Only one (1) vehicle used in the conduct of the occupation may be parked, or otherwise kept at the premises, other than as are normal for use for domestic or household purposes.
- H. No sign or other identification is permitted on the premises.
- I. No article shall be sold or displayed anywhere on the premises except that which is prepared or produced by the home occupation.
- J. No equipment or process shall be used in a home occupation which generates noise, vibration, glare, fumes, odor or electrical interferences that are nuisances to persons off the premises. Any electrical equipment processes that create visual or audible interference with radio or television receivers off the premises or that cause fluctuations in line voltages off the premises shall be prohibited.
- K. Hazard of fire, explosion, radioactivity, or chemical contamination shall not exist at any time as a result of a home occupation. Annual certification of compliance with this provision by the Township's Fire Chief may be required.
- L. The conduct of the home occupation shall not violate any of the township's ordinances concerning nuisance, fire or health, or any other township, county, state or other applicable laws or regulations.

ARTICLE 22
NONCONFORMING USES

22.10 Nonconforming Uses of Land.

Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
- B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
- C. If any such nonconforming use of land is abandoned for a period of more than ninety (90) days, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.

22.20 Nonconforming Structures.

Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its nonconformity.
- B. Should such structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
- C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

22.30 Nonconforming Uses of Structures.

If a lawful use of a structure, or of structure and premises in a combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in

the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. Any existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall not be altered, enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
- B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
- C. When a nonconforming use of a structure, or structures and premises in combination, is abandoned for six (6) consecutive months or for any eighteen (18) months during any three (3) year period, whichever occurs first, the structure or structures and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located.
- D. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use shall not thereafter be resumed.

22.40 Repairs, Alterations and Improvements.

Any lawful nonconforming building or structure may be repaired, maintained, or reinforced during its life to correct deterioration, obsolescence, depreciation, and wear, provided that such repair does not exceed an aggregate cost of twenty (20) percent of the assessed value of the building at the time of repair unless the subject building is changed by such repair to a conforming use, provided further that such repair, maintenance or reinforcement does not increase the height, area, bulk or use of the building or structure.

22.50 Change of Tenancy or Ownership.

There may be a change of tenancy, ownership or management of an existing nonconforming use or structure, provided there is no change in the nature or character of such nonconforming use or structure.

22.60 Extension and Substitution.

A nonconforming use shall not be extended unless it fulfills the requirements of Section 22.30 of this Ordinance, nor shall one nonconforming use be substituted for another nonconforming use.

22.70 Completion of Pending Construction.

The adoption of this Ordinance shall not limit the construction of any building or structure for which a permit had been obtained prior to its adoption and upon which work had been commenced and carried on within thirty (30) days of obtaining of such permit, even though such building or structure does not conform to the provisions of this Ordinance.

22.80 Nonconforming Lots of Record.

In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory building may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership as of the date of adoption of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district, provided that yard dimensions and other requirements, not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance and if all or part of the lots do not meet the requirements for lot width and area as established by this Ordinance, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance, and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by this Ordinance, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in this Ordinance.

22.90 Record of Nonconforming Structures, and Nonconforming Uses of Structures and Premises; Recording, Correcting, Filing and Reporting.

Immediately following the effective date of this Ordinance, the Building Inspector of the Township shall make a record of all instances of uses of buildings, structures, premises and land which, on the effective date of this Ordinance, are not in conformity with the regulations of the districts in which said properties are situated, such record to contain the name and address of the owner or owners of such nonconforming uses, and of any other occupant than the owner, the legal description of the property, and the nature and extent of the buildings, structures and land uses. Such record shall be posted in a conspicuous location in the office of the Township Clerk for a period of thirty (30) successive days, excluding Saturdays, Sundays and legal holidays and the announcements of the posting thereof duly published in a newspaper having general circulation in the Township for ten (10) successive days. Errors or omissions shall be corrected in such record upon presentation of proof to the Township Board at the first meeting of the Board following the close of the posting period. Such corrections may be made by the Township Board, by resolution upon the petition of any citizen or his authorized representative. Following said meeting of the Board, the corrected record shall immediately be signed by the Township Supervisor and attested by the Township Clerk and filed in the Office of the Lenawee County Register of Deeds. Such record shall constitute prima facie evidence of the extent and number of nonconforming uses existing at the time of the effective date of this Ordinance. Immediately after the corrected record of nonconforming uses is filed, the Township Clerk shall provide the Township Building Inspector and the Township Supervisor with a copy. The Building Inspector shall observe the recorded nonconforming uses and shall report quarterly in writing to the Township Board on the continuing nonconforming uses, the discontinued nonconforming uses, and the establishment of new uses in violation of this Ordinance, or amendments thereto, in the Township. The Township Clerk shall record all said reports as soon as reported, including the date of each.

ARTICLE 23
BOARD OF APPEALS

23.10 Board of Appeals Established.

There is hereby established a Board of Appeals, which shall perform its duties and exercise its powers as provided by Section 18 of the Township Rural Zoning Act, Act No. 184, of the Public Acts of 1943, as amended, in such a way that the objectives of this Ordinance shall be enforced, the public health and safety secured and substantial justice done.

23.15 Membership of the Board of Appeals.

- A. The Adrian Township Zoning Board of Appeals shall consist of five (5) regular members appointed by the Township Board for staggered three year terms. One member shall be from the Adrian Township Planning Commission, the second member shall be a member of the Adrian Township Board, and three members shall be selected and appointed from the electors residing in the unincorporated area of the Township at large. The regular members shall meet annually and elect a chairman to serve for the ensuing year. The chairman may not be a member of the Adrian Township Board.
- B. The Adrian Township Board may appoint two (2) alternate members of the Zoning Board of Appeals to serve staggered three year terms. An alternate member may be called by the chairman of the Zoning Board of Appeals to serve as a regular member of the Zoning Board of Appeals in the absence of a regular member when the regular member is absent from or will be unable to attend two or more consecutive meetings of the Zoning Board of Appeals or is absent from or will be unable to attend meetings for a period of more than thirty (30) consecutive days. An alternate member may also be called to serve as a regular member for the purpose of reaching a decision on a case in which a regular member has abstained for reasons of conflict of interest. The alternate member called shall serve in the case until a final decision is made. The alternate member called to serve shall have the same voting rights as a regular member of the Zoning Board of Appeals while serving.

23.20 Meetings.

Meetings of the Board of Appeals shall be held at the call of the Chairman and such other times as the Board in its rules of procedure may specify. The Chairman, or in his absence, the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Appeals shall be open to the Public. The Board shall maintain a record of its proceedings which shall be filed in the Office of the Township Clerk and shall be a public record.

23.30 Powers and Duties.

The Board of Appeals shall act upon all questions as they may arise in the administration of the Zoning Ordinance, including the interpretation of the Official Zoning Map and Ordinance provisions, and may fix rules and regulations to govern its procedures sitting as such a Board of Appeals. It shall hear and decide appeals from and review any order, requirement, decision or determination made by the Building Inspector, or other official charged with enforcement of this Ordinance. The concurring vote of a majority of the members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of any such administrative body or official or to decide in favor of the applicant any matter upon which they are required to pass under this Ordinance or to effect any variation in this Ordinance. The Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end may issue or direct the issuance of a permit.

- A. Interpretation: The Board of Appeals shall decide any question involving the interpretation of any provision of this Ordinance including determination of the exact location of any district boundary if there is uncertainty with respect thereto.

- B. Uses on Approval; Conditions Governing Application; Procedures: The Board of Appeals shall hear and decide only such uses on approval as the Board of Appeals is specifically authorized to pass on by the terms of this Ordinance; to decide such questions as are involved in determining whether uses on approval should be granted; and to grant uses on approval with such conditions and safeguards as are appropriate under this Ordinance, or to deny uses on approval when not in harmony with the purpose and intent of this Ordinance. A use on approval shall not be granted by the Board of Appeals unless and until:
 - 1. A written application for the use on approval is submitted indicating the section of this Ordinance under which the use on approval is sought and stating the grounds on which it is requested.

 - 2. The Board of Appeals shall make a finding that it is empowered under the section of this Ordinance described in the application to grant the use on approval, and that the granting of the use on approval will not adversely affect the public interest. In granting any use on approval, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the use on approval is granted, shall be deemed a violation of this Ordinance and punishable under Section 27.00 of this Ordinance.

- C. Temporary Structures; Conditions Governing Application Procedures: The Board of Appeals shall have the power to authorize the erection or movement of a temporary structure for dwelling purposes. The application shall be made to the

Board of Appeals on a special form used exclusively for that purpose. The Board of Appeals shall give due notice of a hearing on such application. No permit shall be granted by the Board of Appeals unless it finds adequate evidence showing:

1. That the proposed location will not be detrimental to property in the immediate vicinity.
2. That the proposed water supply and sanitary facilities have been approved by the County Health Officer or that the occupants of the proposed structure will have right to unlimited use of the water supply and sanitary facilities of a dwelling existing upon the same lot or parcel. In the granting of such a permit, the Board of Appeals may impose any reasonable conditions deemed necessary to protect the public welfare and that breach of any such condition shall automatically invalidate the permit. Said permit shall clearly set forth that the structure proposed is intended for temporary dwelling purposes and that said structure is to be determined by the Board of Appeals. On delivery of the permit, the owner and occupant shall certify in a space allotted for the purpose that he or she has full knowledge of the terms of the permit and penalty pertaining thereto to any other owner or occupant.

D. Variances: Conditions Governing Applications; Procedures: The Board of Appeals has the power to authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Board of Appeals unless and until:

1. A written application for a variance is submitted demonstrating:
 - a. that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - b. that literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - c. that the special conditions and circumstances do not result from the actions of the applicant.
 - d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

- e. that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
2. The Board of Appeals shall make findings that the requirements of this Ordinance have been met by the applicant for a variance.
3. The Board of Appeals shall further make a finding that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.
4. The Board of Appeals shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
5. In granting any variance, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Article 27 of this Ordinance.
6. Under no circumstances shall the Board of Appeals grant a variance to allow a use expressly or by implication prohibited by the terms of this Ordinance in the district involved.
7. The Board of Appeals may, after consideration of all factors set forth in this Article and upon prescribing appropriate conditions and safeguards as required in this Article, grant a variance to allow permitted uses at a greater density or on a smaller lot size than as strictly set forth in this ordinance.

23.40 Voiding of and Reapplication for Variances.

The following provisions shall apply:

- A. Each variance granted under the provisions of this Ordinance shall become null and void unless:
 1. The construction authorized by such variance or permit has been commenced within three hundred and sixty-five (365) days after the granting of such variance.
 2. The occupancy of land or buildings authorized by such variance has taken

place within three hundred and sixty-five (365) days after the granting of such variance.

- B. No application for a variance which has been denied wholly or in part by the Board of Appeals shall be resubmitted for a period of three hundred and sixty-five (365) days from such denial except on grounds of new evidence or proof of changed conditions found by the Board of Appeals to be valid.

23.50 Appeals, How Taken.

Appeal from the ruling of the Building Inspector concerning the enforcement of the provisions of this Ordinance may be made to the Board of Appeals within such time as shall be prescribed by the Board of Appeals by general rule, by the filing with the officer from whom the appeal is taken and with the Board of Appeals of a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

23.55 Who May Appeal.

Appeals to the Board of Appeals may be taken by any person aggrieved or by any officer, department, board, agency, or bureau or the Township, County, or State.

23.60 Fees for Appeal.

A fee, as determined by the Township Board, shall be paid to the Township Clerk at the time of filing the notice of appeal.

23.65 Effect of Appeal, Restraining Order.

An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Township Board of Appeals, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by the Circuit Court; on application, on notice to the officer from whom the appeal is taken and on due cause shown.

23.70 Hearing by the Board of Appeals; Request; Notice.

When a request for appeal has been filed in proper form with the Board of Appeals, the Secretary, or Township Clerk shall immediately place the said request for appeal upon the calendar for hearing, and cause notice, stating the time, place, and object of the hearing to be served personally or by first class mail at least ten (10) days prior to the date of such hearing, upon the party or parties making the request for appeal.

23.75 Representation at Hearing.

Upon the hearing, any party or parties may appear in person or by agent or by attorney.

23.80 Decisions of Board of Appeals and Appeal to Circuit Court

The Board of Appeals shall decide upon all matters appealed from within a reasonable time and may reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination appealed from and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises, and the Board of Appeals shall have all the powers of the Building Inspector from whom the appeal is taken. The Board of Appeals' decision of such appeals shall be in the form of a resolution containing a full record of the findings and determination of the Board of Appeals in each particular case. Any person having an interest affected by such Ordinance shall have the right to appeal to the Circuit Court on question of law and fact.

ARTICLE 24
ADMINISTRATION AND ENFORCEMENT

BUILDING PERMITS AND CERTIFICATES OF ZONING COMPLIANCE

24.10 Administration and Enforcement.

An administrative official designated by the Township Board shall administer and enforce this Ordinance. He may be provided with the assistance of such other persons as the Township Board may direct. If the administrative official shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures; removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

24.20 Building Permits Required.

No building or other structure shall be erected, moved, added to, or structurally altered without a permit therefor, issued by the administrative official. No building permit shall be issued except in conformity with the provisions of this Ordinance, except after written order from the Board of Appeals.

24.30 Application for Building Permit.

All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any; and the locations and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the administrative official, including existing or proposed building or alteration; existing or proposed uses of the building and land; the number of families, housekeeping units, or rental units the building is designed to accommodate; conditions existing on the lot; and such other matters as may be necessary to determine conformance with and provide for the enforcement of, this Ordinance. One copy of the plans shall be returned to the applicant by the administrative official, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The second copy of the plans, similarly marked, shall be retained by the administrative official.

24.40 Certificates of Zoning Compliance for New, Altered, or Non-Conforming Uses.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure until a certificate of zoning compliance shall have been issued therefor by the administrative official stating that the proposed use of the building or land conforms to the requirements of this Ordinance. No non-conforming structure or use shall be maintained, renewed, changed, or extended until a certificate of zoning compliance shall have been issued by the administrative official. The certificate of zoning compliance shall state specifically wherein the non-conforming use differs from the provisions of this Ordinance, owners or occupants of non-conforming uses or structures shall have three (3) months to apply for certificates of zoning compliance. Failure to make such application within three (3) months shall be presumptive evidence that the property was in conforming use at the time of enactment or amendment of this Ordinance. No permit for erection, alteration, moving, or repair of any building shall be issued until an application has been made for a certificate of zoning compliance, and the certificate shall be issued in conformity with the provisions of this Ordinance upon completion of the work. A temporary certificate of zoning compliance may be issued by the administrative official for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion, provided that such temporary certificate may require such conditions and safeguards as will protect the safety of the occupants and the public. The administrative official shall maintain a record of all certificates of zoning compliance, and copies shall be furnished upon request to any person. Failure to obtain a certificate of zoning compliance shall be a violation of this Ordinance and punishable under Section 16 of this Ordinance.

24.50 Expiration of Building Permit.

If the work described in any building permit has not begun within ninety (90) days from the date of issuance thereof, said permit shall expire; it shall be canceled by the administrative official; and written notice thereof shall be given to the persons affected. If the work described in any building permit has not been substantially completed within two (2) years of the date of issuance thereof, said permit shall expire and be canceled by the administrative official, and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

24.60 Construction and Use to be as Provided in Applications, Plans, Permits, and Certificates of Zoning Compliance.

Building permits or certificates of zoning compliance issued on the basis of plans and applications approved by the Administrative official authorize only the use, arrangement, and construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed in violation of this Ordinance, and punishable as provided by Section 16 hereof.

ARTICLE 25
CHANGES AND AMENDMENTS

25.00 Changes and Amendments.

- A. The Township Board may, from time to time on recommendation of the Adrian Township Planning Commission, or upon its own motion, amend, modify, supplement, or revise the district boundaries or the provisions and regulations herein established whenever the public convenience or necessity and the general welfare require such amendment. Said amendment may be initiated by resolution of the Township Board, Adrian Township Planning Commission, or by petition of one or more owners of property to be affected by the proposed amendment. Except for the Township Board, the Adrian Township Planning Commission, the petitioner or petitioners requesting an amendment shall at the time of application pay a fee as determined by the Township Board, no part of which shall be returnable to the petitioner.

- B. Whenever a proposed amendment, supplement or change has not been approved by the township planning commission and the township board concurs by not adopting it, such amendment, supplement or change shall not be re-submitted to the township board for at least one (1) year from the date of the township board denial, excepting when it is established to the satisfaction of the township board that there has been a material change in circumstances justifying reconsideration.

ARTICLE 26
SEVERABILITY

26.00 Validity.

This Ordinance and the various parts, sections, subsections, phrases and clauses thereof are hereby declared to be severable. If any part, sentence, paragraph, section, subsection, phrase or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance shall not be affected thereby. The Township Board hereby declares that it would have passed this Ordinance, and each section, subsection, phrase, sentence and clause thereof irrespective of the fact that any one or more sections, subsections, phrases, sentences or clauses be declared invalid.

ARTICLE 27
ENFORCEMENT, VIOLATION AND PENALTY

27.00 Any building or structure which is erected, constructed, reconstructed, altered, converted, maintained or used, or any use of land or premise which is begun, converted, maintained or changed in violation of any provision of this Ordinance are hereby declared to be a nuisance per se. Any person, firm or corporation or the agent in charge of such building or land who violates, disobeys, omits, neglects or refuses to comply with, or resists the enforcement of any provisions of the Ordinance, or any amendment thereof, shall be fined upon conviction of not less than one dollar (\$1) nor more than one hundred dollars (\$100) together with the costs of prosecution, or shall be punished by imprisonment in the county jail for not less than one (1) day nor more than ninety (90) days for each offense, or may be fined and imprisoned as provided herein. Each and every day during which any illegal erection, construction, reconstruction, alteration, maintenance or use continues shall be deemed a separate offense. The Township Board, the Township Building Inspector, the Board of Appeals, the Attorney of the Township or any owner or owners of real estate within the district in which such building, structure, or land is situated may institute injunction, mandamus, abatement or any other appropriate action or actions, proceeding or proceeding to prevent, enjoin, abate, or remove any said unlawful erection, construction, alteration, reconstruction, maintenance or use. The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law.

ARTICLE 28
CONFLICTING PROVISIONS REPEALED

28.00 Any ordinance or parts of any ordinance in conflict with any of the provisions of this Ordinance are hereby repealed.

ARTICLE 29
EFFECTIVE DATE

29.00 The foregoing ordinance was adopted by the Township Board of Adrian Township, Lenawee County, Michigan at a meeting held on January 12, 1998 ordered published in the Adrian Daily Telegram, a newspaper having general circulation in said township, as required by Act 191 of the Public Acts of the State of Michigan for the year 1939, as amended.

The following amendments have been incorporated in the zoning ordinance

<u>Section</u>	<u>Date Adopted</u>
23.15	6/29/2000
23.30	6/29/2000
21.20 #7	12/12/2002
3.54	12/12/2002